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# MW 2016

## Minor Works Building Contract 2016

# 2016

## MINOR WORKS BUILDING CONTRACT

## Minor Works Building Contract (MW)

Appropriate:

- where the work involved is simple in character;
- where the work is designed by or on behalf of the Employer;
- where the Employer is to provide drawings and/or a specification and/or work schedules to define adequately the quantity and quality of the work; and
- where an Architect/Contract Administrator is to administer the conditions.

Can be used:

- by both private and local authority employers.

Not suitable:

- where bills of quantities are required;
- where provisions are required to govern work carried out by named specialists;
- where detailed control procedures are needed;
- where the Contractor is to design discrete part(s) of the works, even though all the other criteria are met – consider using the Minor Works Building Contract with contractor's design (MWD).

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# Contents

	<b>Agreement</b>	<b>1</b>
	<b>Recitals</b>	<b>2</b>
	<b>Articles</b>	<b>4</b>
1	Contractor's obligations	
2	Contract Sum	
3	Architect/Contract Administrator	
4	Principal Designer	
5	Principal Contractor	
6	Adjudication	
7	Arbitration	
8	Legal proceedings	
	<b>Contract Particulars</b>	<b>6</b>
	<b>Attestation</b>	<b>10</b>
	<b>Conditions</b>	<b>12</b>
<b>Section 1</b>	<b>Definitions and Interpretation</b>	<b>12</b>
1.1	Definitions	
1.2	Agreement etc. to be read as a whole	
1.3	Headings, references to persons, legislation etc.	
1.4	Reckoning periods of days	
1.5	Contracts (Rights of Third Parties) Act 1999	
1.6	Notices and other communications	
1.7	Consents and approvals	
1.8	Applicable law	
<b>Section 2</b>	<b>Carrying out the Works</b>	<b>16</b>
2.1	Contractor's obligations	
2.2	Commencement and completion	
2.3	Architect/Contract Administrator's duties	
2.4	Correction of inconsistencies	
2.5	Divergences from Statutory Requirements	
2.6	Fees or charges legally demandable	
2.7	Extension of time	
2.8	Damages for non-completion	
2.9	Practical completion	
2.10	Defects	
2.11	Certificate of making good	
<b>Section 3</b>	<b>Control of the Works</b>	<b>18</b>
3.1	Assignment	
3.2	Person-in-charge	
3.3	Sub-contracting	
3.4	Architect/Contract Administrator's instructions	
3.5	Non-compliance with instructions	
3.6	Variations	
3.7	Provisional Sums	
3.8	Exclusion from the Works	
3.9	CDM Regulations	
<b>Section 4</b>	<b>Payment</b>	<b>20</b>
4.1	VAT	
4.2	Construction Industry Scheme (CIS)	
4.3	Interim payments – dates and certificates	

4.4	Contractor's applications and payment notices	
4.5	Payments – amount and notices	
4.6	Failure to pay amount due	
4.7	Contractor's right of suspension	
4.8	Final certificate and final payment	
4.9	Fixed price and fluctuations provisions	
<b>Section 5</b>	<b>Injury, Damage and Insurance</b>	<b>23</b>
5.1	Contractor's liability – personal injury or death	
5.2	Contractor's liability – loss, injury or damage to property	
5.3	Contractor's insurance of his liability	
5.4	Joint Names Insurance of the Works by Contractor	
5.5	Joint Names Insurance of the Works and existing structures by Employer	
5.6	Insurance of the Works and existing structures by other means	
5.7	Evidence of insurance	
5.8	Loss or damage – insurance claims and reinstatement	
5.9	Loss or damage to existing structures – right of termination	
<b>Section 6</b>	<b>Termination</b>	<b>26</b>
6.1	Meaning of insolvency	
6.2	Notices under section 6	
6.3	Other rights, reinstatement	
6.4	Default by Contractor	
6.5	Insolvency of Contractor	
6.6	Corruption and regulation 73(1)(b) of the PC Regulations	
6.7	Consequences of termination under clauses 6.4 to 6.6	
6.8	Default by Employer	
6.9	Insolvency of Employer	
6.10	Termination by either Party and regulations 73(1)(a) and 73(1)(c) of the PC Regulations	
6.11	Consequences of termination under clauses 6.8 to 6.10	
<b>Section 7</b>	<b>Settlement of Disputes</b>	<b>30</b>
7.1	Mediation	
7.2	Adjudication	
7.3	Arbitration	

---

<b>Schedules</b>	<b>31</b>
------------------	-----------

---

<b>Schedule 1</b>	<b>Arbitration</b>	<b>31</b>
<b>Schedule 2</b>	<b>Fluctuations – Contribution, levy and tax changes</b>	<b>33</b>
<b>Schedule 3</b>	<b>Supplemental Provisions</b>	<b>34</b>

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<b>Guidance Notes</b>	<b>37</b>
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# Agreement

## This Agreement

is made the 16<sup>th</sup> November 2022

*John*

*[Signature]*

## Between

### The Employer

Gloucestershire Health and Care NHS Foundation Trust

of Rikenel, Montpellier, Gloucester. GL1 1LY

## And

### The Contractor

Turnkey Construction Ltd.

Place of incorporation: England and Wales

(Company No. 03292493)<sup>[1]</sup>

whose registered office is at 15 Merretts Mill Industrial Centre, Bath Road Woodchester, Stroud,  
Gloucestershire, GL5 5EU

[1] Where the Employer or Contractor is neither a company incorporated under the Companies Acts nor a company registered under the laws of another country, delete the references to Company number and registered office. In the case of a company incorporated outside England and Wales, particulars of its place of incorporation should be inserted immediately before its Company number.

## Recitals

### Whereas

#### First

the Employer wishes to have the following work carried out<sup>[2]</sup>:

Repairs to roof and external elevations

at

Querns House  
Cirencester Hospital  
Tetbury Road  
Cirencester  
Gloucestershire  
GL7 1US ('the Works')

under the direction of the Architect/Contract Administrator referred to in Article 3;

#### Second

the Employer has had the following documents prepared which show and describe the work to be done:

the drawings numbered 21-284 -001 ('the Contract Drawings')<sup>[3]</sup><sup>[4]</sup>

a Specification ('the Contract Specification')<sup>[3]</sup>

which for identification have been signed or initialled by or on behalf of each Party; those documents together with this Agreement, the Conditions and, if applicable, a Schedule of Rates as referred to in the Third Recital (collectively 'the Contract Documents')<sup>[5]</sup> are annexed to this Agreement<sup>[6]</sup>;

#### Third

the Contractor has supplied the Employer with a copy of the priced Contract Specification<sup>[3]</sup>;

#### Fourth

for the purposes of the Construction Industry Scheme (CIS) under the Finance Act 2004, the status of the Employer is, as at the Base Date, that stated in the Contract Particulars;

#### Fifth

for the purposes of the Construction (Design and Management) Regulations 2015 (the 'CDM

[2] State nature and location of intended works.

[3] Delete as appropriate.

[4] State the identifying numbers of the Contract Drawings or identify the schedule of drawings or other document listing them.

[5] It is envisaged that in those cases where there is an applicable BIM or other communications protocol this will be included within one of the Contract Documents identified in the Second Recital.

[6] Where a Contract Document has been priced by the Contractor it is that version of the document that should be annexed.

Regulations') the status of the project that comprises or includes the Works is stated in the Contract Particulars;

**Sixth**

---

the Contract is not supplemented by a Framework Agreement;

**Seventh**

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whether any of Supplemental Provisions 1 to 6 apply is stated in the Contract Particulars;

## Articles

### Now it is hereby agreed as follows

---

**Article 1 Contractor's obligations**

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The Contractor shall carry out and complete the Works in accordance with the Contract Documents.

---

**Article 2 Contract Sum**

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The Employer will pay the Contractor at the times and in the manner specified in the Conditions the VAT-exclusive sum of

One hundred and Thirty Four Thousand, Nine Hundred and Forty Four pounds only (£134,944.00) ('the Contract Sum')

or such other sum as becomes payable under this Contract.

---

**Article 3 Architect/Contract Administrator**

---

For the purposes of this Contract the Architect/Contract Administrator<sup>[7]</sup> is

James Marshall MRICS

of

James Slater & Co. Ltd.  
19 Dyer Street  
Cirencester  
GL7 2PP

or, if he ceases to be the Architect/Contract Administrator, such other person as the Employer nominates (such nomination to be made within 14 days of the cessation). No replacement appointee as Architect and/or Contract Administrator shall be entitled to disregard or overrule any certificate, opinion, decision, approval or instruction given by any predecessor in that post, save to the extent that that predecessor if still in the post would then have had power under this Contract to do so.

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**Article 4 Principal Designer**

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The Principal Designer for the purposes of the CDM Regulations is the Architect/Contract Administrator or such replacement as the Employer at any time appoints to fulfil that role.

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**Article 5 Principal Contractor**

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The Principal Contractor for the purposes of the CDM Regulations is the Contractor or such replacement as the Employer at any time appoints to fulfil that role.

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[7] Unless the person appointed by or under Article 3 is entitled to use the title 'Architect' under the Architects Act 1997, the term 'Architect' shall so long as that person holds that post be deemed deleted throughout this Contract. Any appointee as Contract Administrator should be suitably experienced for the role. Irrespective of experience or qualifications, the Employer should not at any time appoint himself to the role without the Contractor's prior agreement.

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**Article 6                      Adjudication**

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If any dispute or difference arises under this Contract either Party may refer it to adjudication in accordance with clause 7.2.<sup>[8]</sup>

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**Article 7                      Arbitration**

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Where Article 7 applies<sup>[9]</sup>, then, subject to Article 6 and the exceptions set out below, any dispute or difference between the Parties of any kind whatsoever arising out of or in connection with this Contract shall be referred to arbitration in accordance with Schedule 1 and the JCT 2016 edition of the Construction Industry Model Arbitration Rules (CIMAR)<sup>[10]</sup>. The exceptions to this Article 7 are:

- any disputes or differences arising under or in respect of the Construction Industry Scheme or VAT, to the extent that legislation provides another method of resolving such disputes or differences; and
- any disputes or differences in connection with the enforcement of any decision of an Adjudicator.

---

**Article 8                      Legal proceedings<sup>[9]</sup>**

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Subject to Article 6 and (where it applies) to Article 7, the English courts shall have jurisdiction over any dispute or difference between the Parties which arises out of or in connection with this Contract.

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**[8]** As to adjudication in cases where the Employer is a residential occupier within the meaning of section 106 of the Housing Grants, Construction and Regeneration Act 1996, see the Guidance Notes.

**[9]** If it is intended, subject to the right of adjudication and exceptions stated in Article 7, that disputes or differences should be determined by arbitration and not by legal proceedings, the Contract Particulars **must** state that the arbitration provisions of Article 7 and Schedule 1 apply and the words "do not apply" **must** be deleted. If the Parties wish any dispute or difference to be determined by the courts of another jurisdiction the appropriate amendment should be made to Article 8 (see also clause 1.8).

**[10]** See the Guidance Notes.



## Contract Particulars

**Note:** An asterisk \* indicates where selection has been or should have been made.

### Fourth Recital and Schedule 2 (paragraphs 1.1, 1.2, 1.5, 1.6, 2.1 and 2.2)

Base Date

1st January 2022

### Fourth Recital and clause 4.2

Construction Industry Scheme (CIS)

Employer at the Base Date  
\* is not a 'contractor'  
for the purposes of the CIS

### Fifth Recital

CDM Regulations<sup>[11]</sup>

the project  
\* is not notifiable

### Seventh Recital and Schedule 3

Supplemental Provisions<sup>[12]</sup>

*(Where neither entry against one of Supplemental Provisions 1 to 6 below is deleted, that Supplemental Provision applies.)*

Supplemental Provision 1: Collaborative working  
\* applies

Supplemental Provision 2: Health and safety  
\* applies

Supplemental Provision 3: Cost savings and value improvements  
\* applies

Supplemental Provision 4: Sustainable development and environmental considerations  
\* applies

Supplemental Provision 5: Performance Indicators and monitoring  
\* does not apply

Supplemental Provision 6: Notification and negotiation of disputes  
\* applies

Where Supplemental Provision 6 applies, the respective nominees of the Parties are  
Employer's nominee

[11] Under the CDM Regulations 2015 a project is notifiable if the construction work on a construction site is scheduled either to last longer than 30 working days and have more than 20 workers working simultaneously at any point in the project or to exceed 500 person days.

[12] Supplemental Provision 7 (Transparency) applies only where the Employer is a Local or Public Authority or other body to whom the Freedom of Information Act 2000 applies; Supplemental Provision 8 (The Public Contracts Regulations 2015) applies only where the Employer is a Local or Public Authority and this Contract is subject to the PC Regulations.

James Slater FRICS

Contractor's nominee

David Martin

or such replacement as each Party may notify to the other from time to time

## Article 7

### Arbitration

*(If neither entry is deleted, Article 7 and Schedule 1 do not apply. If disputes and differences are to be determined by arbitration and not by legal proceedings, it must be stated that Article 7 and Schedule 1 apply.)<sup>[13]</sup>*

Article 7 and Schedule 1 (Arbitration)

\* apply

## 2.2

Works commencement date 28<sup>th</sup> NOVEMBER 2022.

\* JSM  
Kee

Date for Completion

31st March 2023  
or such later date for completion as is fixed under clause 2.7

## 2.8

Liquidated damages

at the rate of

£500 per Month<sup>[14]</sup>

## 2.10

Rectification Period

*(The period is 3 months unless a different period is stated.)*

12 Months months<sup>[15]</sup>  
from the date of practical completion

## 4.3

Interim payments – Interim Valuation Dates<sup>[16]</sup>

*(Unless otherwise stated, the first Interim Valuation Date is one month after the Works commencement date specified in these Particulars (against the reference to clause 2.2) and thereafter at monthly intervals.)*

The first Interim Valuation Date is 3<sup>rd</sup> JANUARY 2023

\* JSM  
Kee

- [13] On factors to be taken into account by the Parties in considering whether disputes are to be determined by arbitration or by legal proceedings, see the Guidance Notes. See also footnote [9].
- [14] Insert 'day', 'week' or other period.
- [15] An insertion is needed here only if the default position is not to apply. If no retention is required, insert '100' in the percentage entries for clause 4.3.
- [16] The first Interim Valuation Date should not be more than one month after the Works commencement date and the intervals between Interim Valuation Dates should not be more than one month.

and thereafter at intervals of

Monthly

Payments due prior to practical completion – percentage of the total value of work etc.  
(The percentage is 95 per cent unless a different rate is stated.)

95 per cent<sup>[15]</sup>

Payments becoming due on or after practical completion – percentage of the total amount to be paid to the Contractor  
(The percentage is 97½ per cent unless a different rate is stated.)

97.5 per cent<sup>[15]</sup>

#### 4.3 and 4.8

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Fluctuations provision

(Unless another provision or entry is selected, Schedule 2 applies.)

\* no fluctuations provision applies

#### 4.8.1

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Supply of documentation for computation of amount to be finally certified  
(The period is 3 months unless a different period is stated.)

3 Months months<sup>[15]</sup>  
from the date of practical completion

#### 5.3

---

Contractor's Public Liability insurance: injury to persons or property – the required level of cover is not less than

£5,000,000.00  
for any one occurrence or series of occurrences arising out of one event

#### 5.4, 5.5 and 5.6

---

Insurance of the Works etc. – alternative provisions<sup>[17]</sup>

\* Clause 5.6 (Works and existing structures insurance by other means) applies

#### 5.6

---

Insurance arrangements – details of the required policy or policies

are set out in the following document(s)

Employers Policy:

Contractors Policy:

#### 7.2

---

Adjudication<sup>[18]</sup>

---

[17] As to choice of applicable insurance provisions, see the Guidance Notes.  
Where there are existing structures, it is vital that any prospective Employer – in particular any Employer who is a tenant or a domestic homeowner – who is not familiar with clause 5.5 and the possible solutions under clause 5.6, or an appropriate member of their professional team, should consult the Employer's insurance advisers prior to the tender stage. Any Employer who is a tenant should also consult his insuring landlord prior to that stage.

Nominating body – where no Adjudicator is named or where the named Adjudicator is unwilling or unable to act (whenever that is established)<sup>[19]</sup>

*(Where an Adjudicator is not named and a nominating body has not been selected, the nominating body shall be one of the bodies listed below selected by the Party requiring the reference to adjudication.)*

\* The Royal Institution of Chartered Surveyors

#### Schedule 1 (paragraph 2.1)

---

Arbitration<sup>[20]</sup> – appointor of Arbitrator (and of any replacement)<sup>[21]</sup>

*(If no appointor is selected, the appointor shall be the President or a Vice-President of the Royal Institute of British Architects.)*

President or a Vice-President:

\* The Royal Institution of Chartered Surveyors

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[18] The Parties should either name the Adjudicator and select the nominating body or, alternatively, select only the nominating body. The Adjudication Agreement (Adj) and the Adjudication Agreement (Named Adjudicator) (Adj/N) have been prepared by JCT for use when appointing an Adjudicator.

[19] Delete all but one of the nominating bodies asterisked.

[20] This only applies where the Contract Particulars state (against the reference to Article 7) that Article 7 and Schedule 1 (*Arbitration*) apply.

[21] Delete all but one of the bodies asterisked.

## Attestation

### Note on Execution

This Agreement should be executed by both the Employer and the Contractor either under hand or as a deed. As to the main factor relevant to that choice, see the Guidance Notes.

#### Execution under hand

If this Agreement is to be executed under hand, use the form set out on the following page. Each Party or his authorised representative should sign where indicated in the presence of a witness who should then sign and set out his name and address.

#### Execution as a Deed

If this Agreement is to be executed as a deed, each Party should use the relevant form marked 'Execution as a Deed' in accordance with the notes provided.

#### Other forms of Attestation

In cases where the forms of attestation set out are not appropriate, e.g. in the case of certain housing associations and partnerships or if a Party wishes an attorney to execute this Agreement on his behalf, the appropriate form(s) may be inserted in the vacant space opposite and/or below.



*Execution under hand*

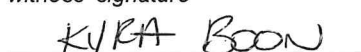

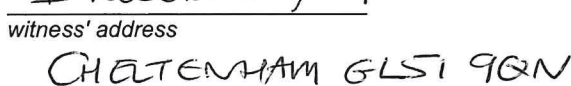
## As witness

the hands of the Parties  
or their duly authorised representatives

Signed by or on behalf of  
the Employer



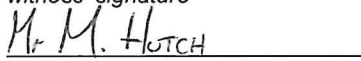

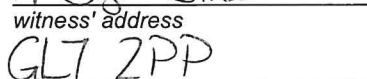
in the presence of:

  
witness' signature  
witness' name  
witness' address  


Signed by or on behalf of  
the Contractor



in the presence of:

  
witness' signature  
witness' name  
witness' address  




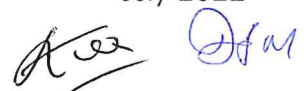
# SCHEDULE OF REPAIRS

Roof and external structure

Querns House  
Cirencester Hospital  
Tetbury Road  
Cirencester  
Gloucestershire  
GL7 1UY

James Marshall MRICS  
Matt Hutch MRICS  
Isobelle Lewis  
James Slater & Company  
19 Dyer Street  
Cirencester  
Glos. GL7 2PP  
Tel: 01285 650686  
Email: Jamesm@jameslater.co.uk

21-284/JM/MH/IL  
July 2022



## Contents

1. Preliminaries & General Conditions.....	2
1.1. Project Particulars.....	2
1.2. Tender & Contract Documents .....	3
1.3. The Site.....	4
1.4. The Contract .....	5
1.5. The Tender.....	6
1.6. Management of the Works .....	8
2. The Construction (Design and Management) Regulations 2015 (CDM 2015) .....	10
3. Pre-Construction Information Pack (PCIP) .....	11
4. Schedule of Works.....	12
5. Collection Page.....	22
Appendix A: Roof plan.....	23
Appendix B: Elevation photos. ....	24
Appendix C: Asbestos Survey (To be provided by NHS Trust).....	25
Appendix D: Designers Risk Register.....	26

## 1. Preliminaries & General Conditions

### 1.1. Project Particulars

Project Name	Querns House, Cirencester – Repairs
Description of works	Repairs to roof and external elevations
Site Address	Querns House Cirencester Hospital Tetbury Road Cirencester Gloucestershire GL7 1US
Employer (Client)	Gloucestershire Health and Care NHS Foundation Trust Rikenel Montpellier Gloucester GL1 1LY
Contract Administrator (CA)	James Slater & Co Ltd. 19 Dyer Street Cirencester GL7 2PP
Other Consultants	N/A



## 1.4. The Contract

Contract Type	<i>JCT Minor Works Building Contract 2016</i>
The Recitals	<p><i>First: Refer to Section 1.1</i></p> <p><i>Second: Refer to section 1.2</i></p> <p><i>Third: Delete Contract Specification and Schedule of Rates</i></p>
The Articles	<p><i>3: Refer to Section 1.1</i></p> <p><i>4: is the Contract Administrator</i></p> <p><i>5: is the Contractor</i></p>
Contract Particulars	<p><i>Base Date: 1<sup>st</sup> January 2022</i></p> <p><i>Construction Industry Scheme: The Employer is not a 'contractor'</i></p> <p><i>CDM Regulations: The project is not notifiable</i></p> <p><i>Supplemental Provisions: Provisions 1, 2, 3, 4, 6 Apply</i></p> <p><i>Arbitration: Article 7 and Schedule 1 apply</i></p> <p><i>Commencement and Completion dates: TBA</i></p> <p><i>Liquidated Damages: At the rate of £500.00 per calendar week or pro-rata thereto</i></p> <p><i>Rectification Period: 12 months from the date of Practical Completion</i></p> <p><i>Interim Payments: at intervals of 1 month from commencement date</i></p> <p><i>Payments due prior to Practical Completion: 95%</i></p> <p><i>Payments due prior on or after Practical Completion: 97.5%</i></p> <p><i>Fluctuation Provision: Schedule 2 does not apply</i></p> <p><i>Percentage Addition: N/A</i></p> <p><i>Supply of Documentation: 3 months</i></p> <p><i>Contractor's Public Liability Insurance: Insurance cover (for any one occurrence or series of occurrences arising out of one event): Not less than £5 million.</i></p> <p><i>Insurance of the works: 5.4C (Works and existing structures insurance by other means) applies.</i></p> <p><i>Percentage to cover professional fees: 15%</i></p> <p><i>Adjudication: Royal Institution of Chartered Surveyors</i></p> <p><i>Arbitration: Royal Institution of Chartered Surveyors</i></p>
The Conditions	<i>Sections 1, 2, 3, 4, 5, 6, 7 all apply</i>
Execution	<p><i>The contract will be executed under hand.</i></p> <p><i>Performance bond is not required</i></p>

## 1.5. The Tender

Tender	<p>The Contractor is to submit his tender for the works on the form provided and is to return his tender to the Client / Contract Administrator by the date set out in the particulars.</p> <p>In arriving at his tender figure the Contractor is to insert a price against each individual item in the specification.</p> <p>The Contractor's tender is to include inter alia for the following:</p> <ul style="list-style-type: none"> <li>• All labour, materials, plant, tools, equipment, access equipment and any other thing required for the due performance of the works.</li> <li>• All insurances whether statutorily required or otherwise.</li> <li>• Note: The existing building premises will be insured against fire by the owner. The Contractor is to insure the new works and his plant, tools and equipment.</li> <li>• Office overheads, supervision and profit.</li> <li>• Transport of labour, materials, plant and all other things to, from and about the site.</li> <li>• Indemnifying the Employer against all claims of whatsoever nature arising out of the due performance of the works and insuring against all such claims.</li> <li>• All other factors likely to affect the amount of the tender whether specifically mentioned herein or not.</li> </ul> <p>The Employer does not bind himself to accept the lowest nor any tender, nor to pay the cost of preparing tenders.</p> <p>The submission by the Contractor of a tender will be deemed to imply that he has complied with or is willing to comply with all the requirements of this specification and of the form of contract described. No claim arising from a plea of ignorance of site circumstances, specification or contract requirements will be allowed.</p>
Fixed Price	<p>The tender figure will not be subject to any addition or omission in respect of variation in price of labour, materials, haulage or other costs. If any items whether in the preliminaries or other parts of this specification be not priced, the Contractor will be deemed to have made due allowance thereof in the rates for other items.</p>
PC and Provisional Sums	<p>Where PC or provisional sums are included in this specification they will be regarded as being subject to omission from the final account and replaced therein by the ascertained cost of the work involved. Where provisional sums are included in this specification, they are intended to be inclusive of all profit and other factors and require no amendment or addition by the Contractor.</p>
Provisional Quantities	<p>Provisional quantities stated in the specification shall be subject to re-measurement on completion.</p>
Variations & Extras	<p>The Contractor shall, when authorised by the Client/Contract Administrator, vary by way of extra or omission from the specification, such authorisation to be sufficiently approved in writing, signed by the Client/Contract Administrator, but the Contractor shall make no variation without such authorisation. The specification must be taken to include any items which are not actually specified, but would be obviously required fully to complete the works, the cost of the same to be included in the tender.</p> <p>When extra costs are authorised by the Client / Contract Administrator the cost is to be notified to the Client / Contract Administrator within seven working days with full supporting details.</p> <p>The Contractor will not be allowed to plead verbal orders as an excuse for any omissions, deviations or extra work and will be required to produce a written order for each and every variation.</p>

Day Work	Day work rates are to be supplied for tradesmen and labourers with the submission of the Contractor's form of tender.
Sub-Letting	No part of the works shall be sub-let to other persons without the written authority of the Client / Contract Administrator
Statutory Requirements	<p>The Contractor shall allow for complying with all bye-laws and regulations of the Local and Statutory Authorities and/or police regulations which may affect the carrying out of the works.</p> <p>The Contractor is to allow for paying all other fees, charges, rates or taxes which may be due to statutory and local authorities as a result of carrying out the works.</p>

## 1.6. Management of the Works

Supervision	A competent foreman must be present on site during working hours and should possess copies of the specification and be fully briefed on the scope and nature of the contract.
Security	Safeguard the site, the Works, products, materials, and any existing buildings affected by the Works from damage and theft. Take all reasonable precautions to prevent unauthorized access to the site, the Works and adjoining property.
Health & Safety	<p>Contractor is to prepare and submit a Construction Phase Health &amp; Safety Plan containing the following information within one week of request:</p> <ul style="list-style-type: none"> <li>• Method statements on how risks from hazards identified in the pre-construction information and other hazards identified by the contractor will be addressed.</li> <li>• Details of the management structure and responsibilities.</li> <li>• Arrangements for issuing health and safety directions.</li> <li>• Procedures for informing employees of health and safety hazards.</li> <li>• Procedures for communications between the project team, other contractors and site operatives.</li> <li>• Arrangements for cooperation and coordination between contractors.</li> <li>• Procedures for carrying out risk assessment and for managing and controlling the risk.</li> <li>• Emergency procedures including those for fire prevention and escape.</li> <li>• Arrangements for ensuring that all accidents, illness and dangerous occurrences are recorded.</li> <li>• Procedures for ensuring that all persons on site have received relevant health and safety information and training.</li> <li>• Arrangements for consulting with and taking the views of people on site.</li> <li>• Arrangements for preparing site rules and drawing them to the attention of those affected and ensuring their compliance.</li> <li>• Monitoring procedures to ensure compliance with site rules, selection and management procedures, health and safety standards and statutory requirements.</li> </ul>
Insurance	Before starting work on site submit details, and/ or policies and receipts for the insurances. 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, Contract Administrator and the Insurers.
Protection of Works	The Contractor is to provide all necessary barriers etc that may be required for the protection of the works and the safety of the public.
Setting Out	The Contractor is to set out the works and will be responsible for the accuracy of the same. The errors in setting out or defective workmanship executed by his own men or by the sub-Contractors shall be remedied to the entire satisfaction of the Client / Contract Administrator.
Materials & Workmanship	<p>All materials and workmanship are to be the best of their respective kinds or as described herein. The relevant BS Specification for any material will be regarded as the minimum quality which will be acceptable. All materials used in the work shall be new unless specifically stated otherwise and shall be to the satisfaction of the Contract Administrator.</p> <p>None but fully qualified, competent tradesmen shall be employed by the Contractor and the whole of the works shall be carried out and completed in the best and most substantial manner consistent with good practice.</p> <p>Current codes of practice and manufacturer's printed recommendations and instructions are to be followed.</p>



Completion	<p>Prior to completion the contractor must leave the whole of the premises tidy. The following must be completed:</p> <ul style="list-style-type: none"> <li>• Make good all damage consequent upon the Works.</li> <li>• Temporary markings, coverings and protective wrappings: Remove unless otherwise instructed.</li> <li>• Cleaning: Remove all splashes, deposits, efflorescence, rubbish and surplus materials.</li> </ul>
Rectification period	<p>Contractor is to be liable to return to site and rectify any defects attributed to their works for a period of 12 months following Practical Completion.</p>
Scaffolding Plant & Tools	<p>The Contractor shall provide, erect and maintain all necessary hoists, scaffolding, mechanical equipment, plant etc of all descriptions required for the safe, proper and expeditious completion of the work including materials, men, superintendence and hoarding.</p> <p>He shall also provide all necessary screens, guard rails, dust proof or other partitions and other ample and adequate protection for the premises and occupants. He shall allow sub-contractors free use of the same and shall remove all as and when required or when directed by the Contract Administrator.</p>
Protection of Works	<p>The Contractor is to allow for covering and protecting all new and existing work as may be necessary to keep the same free of injury arising from whatsoever cause during the course of the works, and is to make good at his own expense any damage or other consequence arising from the neglect of this provision.</p> <p>The Contractor is to provide all necessary day and night watching, lighting, barriers etc that may be required for the protection of the works and the safety of the public.</p> <p>Maintain roads and footpaths within and adjacent to the site and keep clear of mud and debris.</p>
Storage of Materials	<p>Any rooms within the building allocated to the Contractor for his use during the contract shall be returned to the Employer in a good clean condition on completion of the works and all damage made good.</p>
Programme	<p>The successful tenderer will furnish the Contract Administrator with a full programme for completion of the works, in bar chart or similar approved format, before a contract is entered into and a date for commencement is to be specified. This programme shall be maintained and updated with progress reports provided at least every two weeks.</p>
Extension of Time	<p>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. As soon as possible submit:</p> <ul style="list-style-type: none"> <li>• Relevant particulars of the expected effects, if appropriate, related to the concurrent causes.</li> <li>• An estimate of the extent, if any, of the expected delay in the completion of the Works beyond the date for completion.</li> </ul> <p>All other relevant information required.</p>



## 2. The Construction (Design and Management) Regulations 2015 (CDM 2015)

CDM 2015	This project is not notifiable to the Health and Safety Executive.
The Client	The 'Client' in this project is classed as a 'Commercial Client' under the definitions as laid out in CDM Regulations 2015. They are aware of their duties and responsibilities regarding Health and Safety.
Principal Designer	James Slater & Co. have performed the role of Principal Designer under CDM 2015. During the design phase foreseeable risks have been identified and either eliminated or controlled. Where the design incorporates specific risk control measures that would not be obvious to a competent contractor these have been clearly set out within the drawings and accompanying notes and work schedule.
Principal Contractor	<p>The contractor appointed to undertake the works will perform the duties of the Principal Contractor under CDM 2015:</p> <ul style="list-style-type: none"> <li>• plan, manage, monitor and coordinate the entire construction phase</li> <li>• take account of the health and safety risks to everyone affected by the work (including members of the public), in planning and managing the measures needed to control them</li> <li>• liaise with the client and principal designer for the duration of the project to ensure that all risks are effectively managed</li> <li>• prepare a written construction phase plan before the construction phase begins, implement, and then regularly review and revise it to make sure it remains fit for purpose</li> <li>• have ongoing arrangements in place for managing health and safety throughout the construction phase</li> <li>• consult and engage with workers about their health, safety and welfare</li> <li>• ensure suitable welfare facilities are provided from the start and maintained throughout the construction phase</li> <li>• check that anyone they appoint has the skills, knowledge, experience and, where relevant, the organisational capability to carry out their work safely and without risk to health</li> <li>• ensure all workers have site-specific inductions, and any further information and training they need</li> <li>• take steps to prevent unauthorised access to the site</li> <li>• liaise with the principal designer to share any information relevant to the planning, management, monitoring and coordination of the pre-construction phase</li> </ul> <p>When working for a domestic client, the principal contractor will take on the client duties as well as their own as principal contractor. This includes making sure that:</p> <ul style="list-style-type: none"> <li>• other duty holders are appointed</li> <li>• sufficient time and resources are allocated.</li> <li>• relevant information is prepared and provided to other duty holders</li> <li>• the principal designer and principal contractor carry out their duties</li> <li>• welfare facilities are provided.</li> </ul>

### 3. Pre-Construction Information Pack (PCIP)

Security of the site	The Principal Contractor is to ensure that the site/working areas is adequately secured.
Welfare Provisions	The Principal Contractor will ensure that the following have been provided on site before work commences: Sanitary conveniences. Washing facilities. Drinking water. Rest facilities. Meal preparation facilities. Boiling water for beverages.
Fire Precautions	The Principal Contractor should comply with all applicable legislation and prepare a Site Fire Management plan as part of his Construction Phase Plan. The PC should adhere to the principles of the Joint Code of Practice on the Protection of Fire from of Construction Sites and Buildings Undergoing Renovation and HSE guidance note HSG168 – Fire Safety in Construction Work.
Vehicle movement restrictions	The Principal Contractor is to make adequate provision for control and management of site transport and deliveries and to ensure that there is a suitable Site Traffic Management Plan in place so that personnel are not endangered by vehicle movements on site and in adjacent areas.
Environmental restrictions and existing on-site risks	<ul style="list-style-type: none"> <li>• Lack of knowledge of existing building structure or previous modifications</li> <li>• Securing site from members of the public and unauthorised access</li> </ul>
The Health and Safety file	To be provided in both electronic and hard copy within 4 weeks following Practical Completion

## 4. Schedule of Works

### 4.1 Preparatory Works

#### Site

		£
4.1.1 Site Clearance	Contractor to clear external areas of debris and undergrowth ready for building works to commence. Contractor is to dispose of materials off site. <i>(No allowance)</i>	N/A
4.1.2 Service Connections	Allow for locating all existing services including: electric, water, gas and waste. Contractor is to take care around all areas where there are services in the structure, both concealed and surface mounted.	35-00
4.1.3 Security of site	Contractor is to install temporary fencing to enclose the work to prevent any unauthorised access and members of the public from accessing areas where works are being undertaken. Contractor is to ensure that any storage compound is always locked to prevent any unwanted access.	375-00
4.1.4 Listed Building	Querns House has been Grade II Listed for its special architectural and historical interest. (NHLE ref: 1206631). So all repairs must be sympathetic to the property. If contractor is in any doubt they are to contact the Contract Administrator.  The Contractor must be aware of the restrictions and conditions due to the Listed status of the property. Any divergence from the Consented/Permitted work must be avoided and if the contractor considers such work to be necessary, an instruction must be obtained from the Contract Administrator prior to any works being carried out. Delays can occur when Conditions have to be discharged. This can result in delays to the programme which must be agreed, and the delay estimated if a strategy to re-programme work cannot be devised.	Note  Note
4.1.5 Work locations	For work locations please refer to drawings and photo schedule in appendices.	Note

### 4.2. External Elevations

#### Elevation 1

4.2.1 Ivy removal	Carefully remove all ivy from elevation and treat roots with herbicide.	105-
4.2.2 Repointing	Carefully rake out any loose or cracked mortar joints to a depth of 20mm, remove any loose sections of cement patch repairs and repoint with lime mortar. Allow to repoint approximately 2m <sup>2</sup> using lime mortar NHL3.5 with lime sand ratio of 1:3 <i>92/m<sup>2</sup></i>	184-
4.2.3 Redecoration	Thoroughly repair and redecorate windows with 2no. coats of good quality external paint, colour to match existing. Remove all flaking paint carry out	1031-

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	minor timber repairs and treat app exposed timber with primer prior to decoration.	90-
4.2.5 Stone replacement	Carefully cut out and replace flaking reconstituted stone block and replace with new to match existing, with lime mortar colour matched to the existing.	311-
4.2.7 Rainwater goods	Cast iron rainwater goods to be removed and refurbished, then re-affixed to wall allowing for new fittings where required. Allow to paint with exterior grade metal paint to match existing.	893-
Gable parapet	Removing flaking patches of mortar from gable parapet tabling and remove all plants growing from joints. Replace missing sections of stonework with proprietary stone repair resin colour matched to the stonework.	225-
Redundant fixings	Remove redundant metal fixings and brackets from elevation and prepare for repointing.	85-
<u>Elevation 2</u>		
4.2.8 Stone stabilisation	Treat crumbling limestone plinth with stone stabilising solution.	82-
4.2.9 Repointing	Carefully rake out any loose or cracked mortar joints to a depth of 20mm, remove any loose sections of cement patch repairs and repoint with lime mortar. Allow to repoint approximately 2m2 using lime mortar NHL3.5 with lime sand ratio of 1:3	184-
4.2.10 Ivy removal	Carefully remove all ivy from elevation and treat roots with herbicide.	94-
4.2.12 Rainwater goods	Cast iron hopper and downpipe to left hand end of elevation to be removed cleaned through and refurbished. Rainwater goods to be re-affixed to wall allowing for new fittings where required. Allow to paint with exterior grade metal paint, colour to match existing.	744-
Redecoration	Thoroughly repair and redecorate windows with 2no. coats of good quality external paint, colour to match existing. Carry out minor timber repairs.	802-
4.2.15 Decorations	Allow to rub down, fill and decorate all new and existing joinery using 2No coats of good quality external paint.	-
<u>Elevation 3</u>		
4.2.8 Repointing	Repoint blockwork over arched doorway. Carefully rake out any loose or cracked mortar joints to a depth of 20mm, remove any loose sections of cement patch repairs and repoint with lime mortar. Allow to repoint approximately 1m2 using lime mortar NHL3.5 with lime sand ratio of 1:3	92-
Ivy removal	Carefully remove all ivy from elevation and treat roots with herbicide. All ivy to be removed, including where it has damaged the pointing and grown between the blocks.	52-
Stone stabilisation	Treat crumbling limestone blockwork with stone stabilising solution. Allow for 8m2 of plain blockwork and 1m2 of detailed work to the hood moulding over the door.	105-



Rainwater goods	Cast iron rainwater goods to be removed and refurbished, then re-affixed to wall allowing for new fittings where required. Allow to paint with exterior grade metal paint to match existing.	1182 -
Redecoration	Thoroughly repair and redecorate windows with 2no. coats of good quality external paint, colour to match existing. Carry out minor timber repairs.	822 -
<u>Elevation 4</u>		
Redecoration	Thoroughly repair and redecorate windows with 2no. coats of good quality external paint, colour to match existing. Carry out minor timber repairs.	962 -
Stone stabilisation	Treat crumbling limestone blockwork with stone stabilising solution. Allow to treat 5m2.	94 -
Repointing	Carefully rake out any loose or cracked mortar joints to a depth of 20mm, remove any loose sections of cement patch repairs and repoint with lime mortar. Allow to repoint approximately 3m2 using lime mortar NHL3.5 with lime sand ratio of 1:3	276 -
Rainwater goods	Cast iron rainwater goods to be removed and refurbished, then re-affixed to wall allowing for new fittings where required. Allow to paint with exterior grade metal paint to match existing. Timber plugs to be used to fix brackets back to wall.	1062 -
Coal chute	Repoint damaged coal chute with cement mortar.	75 -
Glazing	Replace broken single glazed glass sections in the dormer window. Allow for 4no.	722 -
<u>Elevation 5</u>		
Redecoration	Thoroughly repair and redecorate windows with 2no. coats of good quality external paint, colour to match existing. Carry out minor timber repairs.	468 -
Stone stabilisation	Treat crumbling limestone blockwork with stone stabilising solution. Allow to treat 2m2.	54 -
Repointing	Carefully rake out any loose or cracked mortar joints to a depth of 20mm, remove any loose sections of cement patch repairs and repoint with lime mortar. Allow to repoint approximately 0.5m2 using lime mortar NHL3.5 with lime sand ratio of 1:3	84 -
Rainwater goods	Cast iron rainwater goods to be removed and refurbished, then re-affixed to wall allowing for new fittings where required. Allow to paint with exterior grade metal paint to match existing.	1282 -
<u>Elevation 6</u>		
Redecoration	Thoroughly repair and redecorate windows with 2no. coats of good quality external paint, colour to match existing. Carry out minor timber repairs.	N/A
Stone stabilisation	Treat crumbling limestone blockwork with stone stabilising solution. Allow to treat 5m2	98 -
Repointing	Carefully rake out any loose or cracked mortar joints to a depth of 20mm, remove any loose sections of cement patch repairs and repoint with lime	296 -

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	mortar. Allow to repoint approximately 3m2 using lime mortar NHL3.5 with lime sand ratio of 1:3	—
Rainwater goods	Cast iron rainwater goods to be removed and refurbished, then re-affixed to wall allowing for new fittings where required. Allow to paint with exterior grade metal paint to match existing.	711-
Stone replacement	Where stones have failed beyond repair, allow to cut out old stone and replace with new to match the dimensions and profile of the existing, including the moulded string to the base of the chimney.	2462
<u>Elevation 7</u>		
Redecoration	Thoroughly repair and redecorate windows with 2no. coats of good quality external paint, colour to match existing. Carry out minor timber repairs.	562
Glazing	Replace broken single glazed glass sections in the dormer window. Allow for 8no.	908
Stone stabilisation	Treat crumbling limestone blockwork with stone stabilising solution.	92
Repointing	Carefully rake out any loose or cracked mortar joints to a depth of 20mm, remove any loose sections of cement patch repairs and repoint with lime mortar. Allow to repoint approximately 10m2 using lime mortar NHL3.5 with lime sand ratio of 1:3	840
Rainwater goods	Cast iron rainwater goods and Soil Vent Pipe (SVP) to be removed and refurbished, then re-affixed to wall allowing for new fittings where required. Allow to paint with exterior grade metal paint to match existing. Amend junction between gutter and downpipe in the corner between elevations 7 and 8 to avoid further overspilling.	708
<u>Elevation 8</u>		
Redecoration	Thoroughly repair and redecorate windows with 2no. coats of good quality external paint, colour to match existing. Carry out minor timber repairs.	731
Stone stabilisation	Treat crumbling limestone blockwork with stone stabilising solution. Allow to treat 6m2.	110
Repointing	Carefully rake out any loose or cracked mortar joints to a depth of 20mm, remove any loose sections of cement patch repairs and repoint with lime mortar. Allow to repoint approximately 0.5m2 using lime mortar NHL3.5 with lime sand ratio of 1:3. Remove redundant pipes and plug redundant or excessively large holes with small limestone blocks and point with lime mortar as above.	84-
Rainwater goods	Cast iron rainwater goods to be removed and refurbished, then re-affixed to wall allowing for new fittings where required. Allow to paint with exterior grade metal paint to match existing.	2031
Rain canopy	Remove derelict timber framed rain canopy in its entirety and dispose of all waste arising.	125
Pipe lagging	Replace missing sections of pipe lagging with new glass fibre insulation in a metal casing to match the existing.	131

(Non asbestos)

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Stone replacement	Carefully cut out and remove crumbling stone from elevation above flat roof and replace with new limestone blocks to the same dimensions, bedded in lime mortar as above. <i>Prov</i>	325-
<u>Elevation 9</u>		
Redecoration	Thoroughly repair and redecorate windows with 2no. coats of good quality external paint, colour to match existing. Carry out minor timber repairs.	637-
Stone stabilisation	Treat crumbling limestone blockwork with stone stabilising solution. Allow to treat 4m2.	58-
Repointing	Carefully rake out any loose or cracked mortar joints to a depth of 20mm, remove any loose sections of cement patch repairs and repoint with lime mortar. Allow to repoint approximately 1m2 using lime mortar NHL3.5 with lime sand ratio of 1:3	84-
Rainwater goods	Cast iron rainwater goods to be removed and refurbished, then re-affixed to wall allowing for new fittings where required. Allow to paint with exterior grade metal paint to match existing.	1706-
<u>Elevation 10</u>		
Redecoration	Thoroughly repair and redecorate windows with 2no. coats of good quality external paint, colour to match existing. Carry out minor timber repairs.	1243-
Stone stabilisation	Treat crumbling limestone blockwork with stone stabilising solution. Allow to treat 3m2.	52-
Repointing	Carefully rake out any loose or cracked mortar joints to a depth of 20mm, remove any loose sections of cement patch repairs and repoint with lime mortar. Allow to repoint approximately 0.5m2 using lime mortar NHL3.5 with lime sand ratio of 1:3	84-
Rainwater goods	Cast iron rainwater goods to be removed and refurbished, then re-affixed to wall allowing for new fittings where required. Allow to paint with exterior grade metal paint to match existing.	1706-
<u>Elevation 11</u>		
Redecoration	Thoroughly repair and redecorate windows with 2no. coats of good quality external paint, colour to match existing. Carry out minor timber repairs.	2281-
Stone stabilisation	Treat crumbling limestone blockwork with stone stabilising solution. Allow to treat 4m2.	65-
Repointing	Carefully rake out any loose or cracked mortar joints to a depth of 20mm, remove any loose sections of cement patch repairs and repoint with lime mortar. Allow to repoint approximately 0.5m2 using lime mortar NHL3.5 with lime sand ratio of 1:3	84-
Rainwater goods	Cast iron rainwater goods to be removed and refurbished, then re-affixed to wall allowing for new fittings where required. Allow to paint with exterior grade metal paint to match existing.	1056-

Elevation  
12

Redecoration	Thoroughly repair and redecorate windows with 2no. coats of good quality external paint, colour to match existing. Carry out minor timber repairs.	1206
Stone stabilisation	Treat crumbling limestone blockwork with stone stabilising solution. Allow to treat 3m2.	52-
Repointing	Carefully rake out any loose or cracked mortar joints to a depth of 20mm, remove any loose sections of cement patch repairs and repoint with lime mortar. Allow to repoint approximately 2m2 using lime mortar NHL3.5 with lime sand ratio of 1:3. Include removal of all plant growth from mortar joints.	168-
Rainwater goods	Cast iron rainwater goods to be removed and refurbished, then re-affixed to wall allowing for new fittings where required. Allow to paint with exterior grade metal paint to match existing. Replace broken cast iron sections and all uPVC sections with new cast iron and paint to match the colour of the existing.	1768-

Elevation  
13

Redecoration	Thoroughly repair and redecorate windows with 2no. coats of good quality external paint, colour to match existing. Carry out minor timber repairs.	182-
Stone stabilisation	Treat crumbling limestone blockwork with stone stabilising solution. Allow to treat 1.5m2.	40-
Repointing	Carefully rake out any loose or cracked mortar joints to a depth of 20mm, remove any loose sections of cement patch repairs and repoint with lime mortar. Allow to repoint approximately 0.5m2 using lime mortar NHL3.5 with lime sand ratio of 1:3	84-
Rainwater goods	Cast iron rainwater goods to be removed and refurbished, then re-affixed to wall allowing for new fittings where required. Allow to paint with exterior grade metal paint to match existing.	1893

Elevation  
14

Redecoration	Thoroughly repair and redecorate windows with 2no. coats of good quality external paint, colour to match existing. Carry out minor timber repairs.	3208
Stone stabilisation	Treat crumbling limestone blockwork with stone stabilising solution. Allow to treat 6m2.	102-
Repointing	Carefully rake out any loose or cracked mortar joints to a depth of 20mm, remove any loose sections of cement patch repairs and repoint with lime mortar. Allow to repoint approximately 1m2 using lime mortar NHL3.5 with lime sand ratio of 1:3	84-
Rainwater goods	Cast iron rainwater goods to be removed and refurbished, then re-affixed to wall allowing for new fittings where required. Allow to paint with exterior grade metal paint to match existing. Replace broken cast iron sections and	648



	all uPVC sections with new cast iron and paint to match the colour of the existing.	225 -
Wiring	Remove wiring trailing across elevation – redundant wiring can be disposed of but if connections are still use, install new wiring neatly clipped to elevation in vertical and horizontal runs.	128 -
Stone repair	Retrieve loose section of crenelated parapet and reinstate to top of window. Drill threaded metal dowels into the stonework, fix in place with proprietary anchor grout and repoint with lime mortar NHL3.5 with lime sand ratio 1:3	1000 -
Ivy removal	Carefully remove all ivy from elevation and treat roots with herbicide. All ivy to be removed, including where it has damaged the pointing and grown between the blocks.	160 -
<u>Elevation 15</u>		
Redecoration	Thoroughly repair and redecorate windows with 2no. coats of good quality external paint, colour to match existing. Carry out minor timber repairs.	2637 -
Stone stabilisation	Treat crumbling limestone blockwork with stone stabilising solution. Allow to treat 3m2.	52 -
Repointing	Carefully rake out any loose or cracked mortar joints to a depth of 20mm, remove any loose sections of cement patch repairs and repoint with lime mortar. Allow to repoint approximately 1m2 using lime mortar NHL3.5 with lime sand ratio of 1:3	84 -
Rainwater goods	Cast iron rainwater goods to be removed and refurbished, then re-affixed to wall allowing for new fittings where required. Allow to paint with exterior grade metal paint to match existing.	723 -
Helical bar repairs	Install helical bar repairs in the cracks which are opening up in the large bay. Repoint cracks using lime mortar NHL3.5 with lime sand ratio 1:3 and add tell tales across the cracks to monitor for further movement. <i>Prov sum</i>	400 -
Stone block repair	Remove loose block from elevation and rake out surrounding lime mortar. Re-bed stone in wall with fresh mortar and point up using lime mortar NHL 3.5 with lime sand ratio 1:3.	211 -
Underpinning	Provisional item if movement is found to be ongoing: Appoint Structural Engineer to design underpinning to provide additional support to bay. <i>No allowance</i>	-
<u>Elevation 16</u>		
Redecoration	Thoroughly repair and redecorate windows with 2no. coats of good quality external paint, colour to match existing. Carry out minor timber repairs.	115 -
Stone stabilisation	Treat crumbling limestone blockwork with stone stabilising solution. Allow to treat 2m2.	168 -
Repointing	Carefully rake out any loose or cracked mortar joints to a depth of 20mm, remove any loose sections of cement patch repairs and repoint with lime mortar. Allow to repoint approximately 0.5m2 using lime mortar NHL3.5 with lime sand ratio of 1:3	

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Rainwater goods	Cast iron rainwater goods to be removed and refurbished, then re-affixed to wall allowing for new fittings where required. Allow to paint with exterior grade metal paint to match existing.	872 -
Wiring	Remove wiring trailing across elevation – redundant wiring can be disposed of but if connections are still use, install new wiring neatly clipped to elevation in vertical and horizontal runs.	60 -
Stone replacement	Cut new limestone block to replace missing stone and bed into place using lime mortar NHL3.5 with lime sand ratio 1:3	242 -

#### 4.3. Roof Repairs

**Note** See Appendix A: Roof Plan Drawing for reference.

4.3.1 Stone slate roof	<p>To either side of outbuilding pitched roof, allow to strip and re-lay stone slate roof. Allow for new slate and battens and upgrading insulation where required.</p> <p><i>N/A for insulation</i></p> <p>All roofing works to be completed to BS5534: 2014 plus A2 2018 "Code of Practice for Slating and Tiling". Nails for fixing battens to be adequate length and gauge to provide secure fixing without splitting the batten. Galvanised steel to BS1202 Part 1. Nails for fixing slated to be stout, non-ferrous, clout headed.</p> <p>All roofing work to be completed in accordance with Approved Documents A, L1B and 7 of the Building Regulations.</p>	<p><i>included in 4-40</i></p>
4.3.2 Main roof coverings	<p>To areas shown on drawing 21-284-001, allow to have slates tested for Asbestos. Allow to remove by UKAS Accredited contractor if required and disposed off site. Allow to hand over consignment notes as part of Health and Safety pack. Include for stripping of battens and felt. Supply and lay new breathable membrane and battens suitable for 15° Pitch. Allow to supply and lay new Marley eternity slates suitable for 15° pitch. Allow for Birkdale product for pricing.</p> <p><i>Prov sum</i></p> <p>To areas indicated with red square on drawing 21-284-00, allow to carry out localised tiles replacements using reconstituted Cotswold style slates to match existing. Allow for Bradstone Cotswold conservation slates for pricing but style to be confirmed with CA prior to fitment.</p> <p><i>Prov</i></p>	<p>4500</p> <p>275 -</p>
4.3.3 Copings	<p>Where shown on Drawing 21-284 -001, allow to repoint stone copings with sand and white cement mortar mix ratio 4:1.</p> <p>Where shown on drawing 21-284-001, allow to carry out local replacement of copings and tablings. Allow for bedding on fresh bed of mortar and repointing. Tablings and copings to match existing stone and style.</p>	<p>837 -</p> <p>2722 -</p>
4.3.4 Gutters	<p>Allow to clean through and test all parapet gutters. Allow for Contract Administrator to check gutters for condition.</p> <p>To areas shown on drawing 21-284-001, allow to take down and refurbish cast iron gutters to small flat roof areas. Allow for full refurbishment and re-hang to correct falls. Allow for full decoration including SVP located adjacent.</p>	<p>298 -</p> <p>622 -</p>
4.3.5 Flat Roof	Allow to clean thoroughly and inspect membrane of flat roof sections. Where shown on drawing 21-284-001, allow to patch repair to single ply membrane. For pricing purposes allow for 2m2 of patch repairs. Allow for all cleaning and preparation as per manufacturer's instructions.	400 -
4.3.6 Roof windows	To timber window adjacent to large rooflight, refurbish existing timber window. Allow to splice in new timber and fill where required and renew all	561 -



	putty. Allow to redecorate with 2No. coats of good quality gloss paint, Dulux Weathershield or equal and approved.	244-
	To stone mullion window adjacent to small flat rooflight, allow to replace cracked windowpane. Allow to refurbish window with new putty and decorate. Allow to re-point stone mullion with lime mortar and stone dust as required.	1097-
	To 5No. Velux rooflights as shown on drawing 21-284-001, allow to remove and replace all sashes and glazing to all rooflights. Allow to replace any seals and overhaul frames as required. <i>Prov</i>	1500
	To smaller flat aluminium rooflight on flat roof area, allow to replace rooflight on a like for like basis. Allow to include Georgian wired glazing. Allow for all making good to roof covering around.	2920-
4.3.7 Chimneys	To chimneys shown on drawing 21-284-001, allow to repoint approximately 5m2 of mortar. Allow to use lime mortar NHL3.5 mix ratio 1.1.4. Allow for lime mortar repairs as shown to provide protective cover to weathered stonework.	567-
	Where shown on drawing, allow to strip off loose flaunching around cappings and allow to supply and affix new pots where missing or broken to style to match existing pots. Re-flaunch using sand and white cement mortar mix ratio 4:1. Allow to provide and affix new rain covers to pots.	3275
4.3.8 Lead Repairs	Where shown on drawing 21-284-001, allow to carry out lead repairs to flashings around chimneys.	—
	All lead work to be in accordance with the Lead Sheet Associations details and instructions. Lead to be laid to BS EN 12588 and BS6945. Allow for use of patination oil to reduce risk of staining.	—
	For pricing purposes provide a linear meter rate for the below:	122/m
	All in accordance with Lead Sheet Association Details and Recommendations.	
	<b>Where existing lead work exceeds these thicknesses, the Contractor shall allow for the leadwork to be replaced on a like for like basis. Any discrepancies shall be brought to the attention of the Contract Administrator.</b>	
	To Valleys and flashings: Code 5 lead, <i>N/A</i>	—
	To Chimneys: Code 5 lead, min 150mm stepped flashing o to match existing; <i>N/A</i>	—
	To Dormer Ridges: Code 6 lead, min 150mm lap either side; <i>N/A</i>	—
4.3.9 Entrance Hatch	To roof hatch, allow to fill, rub down and redecorate all timber work. Allow to redecorate with 2No. coats of good quality gloss paint, Dulux Weathershield or equal and approved.	225

£9950

*See Jim*

#### 4.4 Outbuilding Repairs

##### External

4.4.1 Pitched roofs	Strip pitched roofs covered with Cotswold stone roof tiles, salvage any that are reusable and re-lay roof slopes, replacing any tiles that have degraded with new. Allow to replace 60% of tiles. Include for new felt underlayer and timber battens.
4.4.2 Hanging tiles	Replace the broken hanging tiles around the perimeter of the flat roof with new Cotswold stone slates to match the dimensions of the existing.
4.4.3 Flat roofs	Remove build-up of moss and debris from flat roofs and flush through rainwater outlets to leave free flowing  Treat GRP roof covering with roof proprietary repair solution to maintain integrity of the surface.

23887-00

1482-00

225-

980-

£26574-

## 5. Collection Page

Preliminaries

£ 39851 -00

4.1 Preparatory Works

£ 410 -00

4.2 External Elevation works

£ 57894 -00

4.3 Roof Works

£ 10215 -00

4.4 Outbuilding repairs

£ 26574 -00

**Subtotal 4.1-4.4**

£

Subtotal 4.1-4.4 and Preliminaries of Contract Sum

£ 134944 -00

4.7 Provisional Sums

£

Lead Time

\_\_\_\_\_ Weeks \*

Programme

\_\_\_\_\_ Weeks

## Appendix A: Roof plan

## Appendix B: Elevation photos.



## Appendix C: Asbestos Survey (To be provided by NHS Trust)

## Appendix D: Designers Risk Register





