**THE SHED**

**Phase 2 works Specification**

1. **PROJECT PARTICULARS**

The Project Name: The SHED

17 Normandy Way, Bodmin, Cornwall PL31 1EU

**Employer** (Client) Name: The SHED Contact: Balu Madhvani, Allan Foad

Address: The SHED, 17 Normandy Way, Bodmin, Cornwall PL31 1EU Telephone: Balu Madhvani 01208 75444 (work) Allan Foad 01208 264823 (home)

**Principal Contractor**

TBC

The Contractor is to undertake the responsibilities and duties of the Principal Contractor as defined by the Construction (Design and Management) Regulations 2015. The Contractor warrants that he is competent to act as the Principal Contractor in such case. The scope of the Works undertaken by the Contractor shall be deemed to include everything necessary to comply fully with the Construction (Design and Management) Regulations 2015. All the costs and expenses resulting from the observance of the requirements and prohibitions imposed on and the carrying out of the duties of the Principal Contractor are deemed to be allowed for within the Contractor's Tender.

All site operatives and Managers to hold appropriate H&S and 1st Aid certification

Contractor to check building regulation conditions, The Contractor shall be responsible for ensuring that the appropriate inspections are carried out.

Material Arising from Demolitions: compile evidence of compliance and supporting documentation.

b. Clear away remaining debris and leave the site in a tidy as found condition on

completion.

c. Survey Before Demolitions and refer to the asbestos report provided by the Client

and any engineer’s advice in respect of temporary propping works during demolition.

**Architect**

J E Tily Architecture

Office 2, 50 Fore Street, Bodmin, Cornwall PL31 2HL

01208 269780 | [enquiries@jetily.co.uk](mailto:enquiries@jetily.co.uk) | [www.jetily.co.uk](https://emea01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.jetily.co.uk%2F&data=05%7C01%7C%7C06997099a34a498d9c9c08db1438e1fd%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C638126007068377462%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=zAqUqCkNNxeZzy4hsB8xkwLd3xZHO5lPIFXykokr%2B3g%3D&reserved=0)

**Project Manager** If Required

TBC

**Contractor Administrator**

TBC

**Quantity Surveyor**

Non appointed

**Structural Engineer**

Name: Cornwall Design Engineering Consultants (CDEC) Address: Unit 17 St Austell Business Park St Austell Cornwall PL25 4FD Telephone: 01208 78655

**CDM Advisor**

TBC

**Building Control officer**

Local Authority Building Control Application Reference Number: Contact: **TOM FLETCHER** Address: Planning and Sustainable Development Service, Cornwall Council, Chy Trevail, Beacon Technology Park, Bodmin, Cornwall, PL31 2FR Telephone: 01208 265677

**BUILDING CONTROL APPROVAL**

**RE: BC19/00840/COTFP**

a. All works to be in accordance with the current building regulations, including the

latest supplementary amendments for refurbishment, and are to be to the satisfaction of the building control officer.

The information in this section relates to Building Control matters only

**2. GENERAL**

a. All works to be in accordance with the current Building Regulations, and all

amendments, and are to be to the satisfaction of the Architect. Engineers’ drawings and specification.

Consultant and Health and Safety documents all need to be read in

conjunction with each other.

b. All materials and workmanship to be in accordance with current British &

European Standards and Codes of Practice by BSI including the latest

supplementary amendments. Reference should be made to BS 8000 series of

documents Parts 1-16, Workmanship on Building Sites.

c. No works to commence without reference to the full asbestos survey. Contractor

to provide method statements. All works to be in line with Health and Safety

Executive (HSE) guidance and the Control of Asbestos Regulations 2012.

d. Should any asbestos or any substance or dust which is, or could be, suspected to

be asbestos, be found that is not identified as part of the asbestos survey, the

Contractor must stop the work in the area immediately, make safe the works,

seal and secure the area and report to the Project Manager for further

instruction. The Contractor must allow for any reasonable minor disruptions

which may arise.

e. Client to confirm all existing utility services to ensure that the Contractor is entirely informed of existing electrical,

plumbing, security links and telecommunications prior to carrying out any works.

f. Contractor to assume usage of existing building services in carrying out the works that does not provide disruption to the running of regular services outside the scope of works.

This is subject to a policy of fair and appropriate use.

**3. DEMOLITION**

a. Clearing Site Following any Demolitions will be required show ‘transfer notes’

4. **Prelims**

To help reduce costs the Trustees have agreed to let the Contractor use the existing canteen and toilets during the works or for as long as they remain accessible during the project.

The car park to the rear of the building can be used for storage and parking (to be returned in the same condition)

This is also for the use of hot water and electric during working hours

**JCT MINOR WORKS BUILDING CONTRACT**

The Contract: JCT Minor Works Building Contract with Contractor's Design 2016 Edition. Requirement: Allow for the obligations, liabilities and services described.