

Leah Mew Architecture Limited

Ryde Town Council

Proposed Office renovation for Ryde Town Council

Preliminaries

16-01-2026

Contents

A10 Project particulars	1
A11 Tender and contract documents	2
A12 The site/ existing buildings	3
A13 Description of the work	4
A20 RIBA concise building contract - TBA on tender award	5
A31 Provision, content and use of documents	10
A32 Management of the works	14
A33 Quality standards/ control	17
A34 Security/ safety/ protection	23
A36 Facilities/ temporary work/ services	28
A37 Operation/ maintenance of the finished works	30
A50 Work/ products by/ on behalf of the employer	31
A53 Work by statutory authorities/ undertakers	32

A10 Project particulars

Clauses

110 The Project

1. Name: Former Nat West Bank
2. Nature: Conversion into Town Council Office
3. Location: No 12, St Thomas's Square, Ryde, Isle of Wight
4. Timescale for construction work: To be presented by tenderer

120 Employer (client)

1. Name: Ryde Town Council
2. Address: Town Hall Chambers, 10 Lind Street, Ryde, PO33 2NQ.

130 Principal contractor (CDM)

1. Name: TBC
2. Address:
3. Contact:
4. Telephone:
5. Email:

140 Architect/ contract administrator

1. Name: Leah Mew Architecture Ltd,
2. Address:

Northwood House,
Cowes, PO31 8AZ
3. Contact: Leah Mew
4. Telephone: 07479300032
5. Email: leah@lmarchitecture.co.uk

150 Principal designer

1. Name: As above
2. Address:
3. Contact:
4. Telephone:
5. Email:

Ω End of Section

A11

Tender and contract documents

Clauses

110 Tender drawings

1. The tender drawings are: Former Natwest Bank - Tender set Nov 25

120 Contract drawings

1. The contract drawings: The same as the tender drawings.

160 Pre-construction information

1. Format: The pre-construction information is described in these Preliminaries in section A34. It refers to information given elsewhere in the Preliminaries, specification, drawings and associated documents.

170 Fire Statement

1. Location: See section B05 'Whole project fire safety'

Ω End of Section

A12

The site/ existing buildings

Clauses

110 The site

1. Description: No 11, St Thomas's Square

140 Existing utilities and services

1. Drawings: (Information shown is indicative only): Available on request.
2. Other information: Surveys carried out by others

200 Access to the site

1. Description: Via Architect
2. Access for inspections: Provide access at reasonable times for both on-site and off-site work.

210 Parking

1. Restrictions on parking of the Contractor's and employees' vehicles: To be agreed

230 Surrounding land/ building uses

1. General: Adjacent or nearby uses or activities are as follows:
 - 1.1. Mix of commercial and residential.

240 Health and safety hazards

1. General: The nature and condition of the site/ building cannot be fully and certainly ascertained before it is opened up. However, the following hazards are or may be present:
 - 1.1. Asbestos insulation to heating mains..
2. Information: The accuracy and sufficiency of this information is not guaranteed. Ascertain if any additional information is required to ensure the safety of all persons and the works.
3. Site staff: Draw to the attention of all personnel working on the site the nature of any possible contamination and the need to take appropriate precautionary measures.

250 Site visit

1. Assessment: Ascertain the nature of the site, access thereto and all local conditions and restrictions likely to affect the execution of the Works.
2. Arrangements for visit:

Ω End of Section

A13

Description of the work

Clauses

120 The works

1. Description: Proposed renovation works to existing commercial building to upgrade into town council offices to include :
 1. Upgrade of all M & E services
 2. Replacement of existing roof covering.
 3. Provision of PV Cells
 4. Complete internal renovation of existing ground and first floor as well as toilets on Basement floor.
 5. New lift
 6. Renovation of existing windows

Ω End of Section

A20

RIBA concise building contract - TBA on tender award

Clauses

RIBA concise building contract

- The contract: The RIBA Concise Building Contract 2018.
- Requirement: Allow for the obligations, services and liabilities described.

Contract details - No Amendments

Main items

A - The Client (see clause 1)

- The Client: See clause A10/120.

C - Description of the Works and Site Address (see clause 1.1)

- Description of the works:
- Address:
- Site will be occupied during the works:

D - Contract Documents (see clause 1.1.2)

- Documents
 - Description:
 - Reference number:
 - Date:

E - Contract Period (see clause 1.1.2)

- Start date:
- Date for completion:
- Restrictions on working hours:

F - Facilities (see clause 2.5)

- The contractor may have the free use of the following facilities at the site
 -

G - Architect/ Contract Administrator (see clause 1.3)

- Details: See clause A10/140.

H - Other appointments by the Client (see clause 1.3)

- Details: See clause A10/200.

I - Consents, fees and charges (see clause 2.1.2)

- Responsibility for obtaining and paying for all regulatory and statutory consents, fees and charges shall be taken by:

J - Insurance (see clause 6)

- Public liability insurance
 - Amount:
 - Responsibility: Contractor.
- Contractor's employer's liability insurance
 - Amount:
 - Responsibility: Contractor.
- All risks insurance in joint names (works products and equipment)
 - Amount:
 - Responsibility:
- All risks insurance in joint names (existing structures)
 - Amount:
 - Responsibility
- Other insurance policies, such as buildings and/ or contents insurance
 - Type:
 - Amount:
 - Responsibility:

K - Contract Price and Payment (see clause 7)

- The contract price will be:
- Interim payment
 - Frequency:
 - First interim payment date:
- Interest on late payment
 - Interest rate:

L - Liquidated damages (see clause 10)

- Amount per day: £

M - Defects fixing period (see clause 10)

- Period:

N - Dispute Resolution (see clause 13)

- Mediation:
- Name of mediator:
- Adjudication
 - Name of adjudicator
- Arbitration:
- Name of arbitrator:

Optional items

O - Programme (see clause 14)

- Item O:

- If item O applies:
- Minimum content
 - The activities that the contractor will carry out to complete the works.
 - The start and finish dates of each activity
 - The relationship of each activity to the others, including lead and lag times.
 - The number of people and other resources for each activity.
 - Additional requirements:

P - Contractor Design (see clause 15)

- Item P:
- If item P applies:
- Part of the works to be designed by the contractor
 - Description:
 - Contract document:
- Professional indemnity insurance
 - Amount £

Q - Required Specialists (see clause 16)

- Item Q:
- If item Q applies
 - Details of specialist:
 - Part of the works:

R - Completion in Sections (see clause 17)

- Item R:
- If Item R applies
 - Section number:
 - Description:
 - Section start date:
 - Date of Completion of the Section:
 - Section value:
 - Liquidated damages: per day.

S - Payment alternatives (see clause 18)

- Item S: Does not apply.

T - Advanced Payment (see clause 19)

- Item T:
- If Item T applies
 - Amount: £
 - Date for payment:
- Schedule for Repayment of advanced payment
 - Instalment: £
 - Date of repayment

- Advanced payment security:
 - Form:
 - Amount: £

U - Insurance Backed Guarantee (see clause 20)

- Item U:
- If item U applies
 - Scope:
 - Duration:

V - New Building Warranty (see clause 21)

- Item V:
- If item V applies
 - Warranty provider:
 - Length of cover:
 - Details of cover:

W - Evidence of Ability to Pay Contract Price (see clause 22)

- Item W:

X - Collateral Warranty/ Third Party Rights Agreement (see clause 23)

- Item X:
- Collateral Warranty - Contractor
 - Name, class or description of person in whose favour the collateral warranty is required:
 - Form of warranty:
- Third Party Rights Agreement
 - Name, class or description of beneficiaries
 - Form of agreement:

Y - Public Sector Clauses (see clause 24)

- Item Y:

The Conditions

The Conditions

- List of clause headings:
- Main clauses
 - 1. Client.
 - 2. Contractor.
 - 3. Collaborative Working.
 - 4. Assignment.
 - 5. Architect/ Contract Administrator.
 - 6. Risks, Liability and Insurance.
 - 7. Contract Price and Payment.
 - 8. Contractor's Right to Suspend.

- 9. Force Majeure, Revision of Time, Additional Payment, Practical Completion and Partial Possession.
- 10. Liquidated Damages and Defects Fixing Period.
- 11. Priority of Contract Documents, Governing Law, Rights of Third Parties, Severability, Communication and Notices.
- 12. Termination.
- 13. Dispute Resolution.
- Optional Clauses
 - 14. Programme.
 - 15. Contractor Design.
 - 16. Required Specialists
 - 17. Completion in Sections.
 - 18. Milestone Payments and Payment on Completion of the Works.
 - 19. Advanced Payment.
 - 20. Insurance Backed Guarantee.
 - 21. New Building Warranty
 - 22. Evidence of ability to Pay the Contract Price
 - 23. Collateral Warranties/ Third Party Rights Schedule
 - 24. Public Sector Clauses

Building information modelling

- Protocol

Execution

Execution

- The Contract: Will be executed

Ω End of Section

A31

Provision, content and use of documents

Definitions and interpretations

110 Definitions

1. Meaning: Terms, derived terms and synonyms used in the preliminaries/ general conditions and specification are as stated here or in the appropriate referenced document.

120 Communication

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

130 Products

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

135 Site equipment

1. Definition: Apparatus, appliances, machinery, vehicles or things of whatsoever nature required in or about the construction for the execution and completion of the Works but not materials or other things intended to form or forming part of the Permanent Works.
2. Includes: Construction appliances, vehicles, consumables, tools, temporary works, scaffolding, cabins and other site facilities.
3. Excludes: Products and equipment or anything intended to form or forming part of the permanent works.

140 Drawings

1. Definitions: To BSRIA BG 6, 'A design framework for building services: Design activities and drawing definitions'.
2. CAD data: In accordance with ISO 19650.

145 Contractor's choice

1. Meaning: Selection delegated to the Contractor, but liability to remain with the specifier.

150 Contractor's Design

1. Meaning: Design to be carried out or completed by the Contractor and supported by appropriate contractual arrangements, to correspond with specified requirements.

155 Submit proposals

1. Meaning: Submit information in response to specified requirements.

160 Terms used in specification

1. Remove: Disconnect, dismantle as necessary and take out the designated products or work and associated accessories, fixings, supports, linings and bedding materials. Dispose of unwanted materials. Excludes removal and disposal of associated pipework, wiring, ductwork or other services.

2. **Remediate:** Action or measures taken to lessen, clean up, remove or mitigate the existence of hazardous materials; in accordance with standards, or requirements as may be set out by statutes, rules, regulations or specification.
3. **Fix:** Receive, unload, handle, store, protect, place and fasten in position; dispose of waste and surplus packaging. To include all labour, materials and site equipment for that purpose.
4. **Supply and fix:** As above, but including supply of products, components or systems to be fixed, together with everything necessary for their fixing. All products, components or systems are to be supplied and fixed unless stated otherwise.
5. **Keep for reuse:** Do not damage designated products or work. Clean off bedding and jointing materials. Stack neatly, protect adequately and store until required by the employer/ purchaser, or until required for use in the works as instructed.
6. **Keep for recycling:** As 'keep for reuse', but relates to a naturally occurring material rather than a manufactured product.
7. **Make good:** Execute local remedial work to designated work. Make secure, sound and neat. Excludes redecoration and/ or replacement.
8. **Replace:** Supply and fix new products matching those removed. Execute work to match original new state of that removed.
9. **Repair:** Execute remedial work to restore something to its original working state. Make secure, sound and neat. Excludes redecoration and/ or replacement.
10. **Refix:** Fix removed products.
11. **Ease:** Adjust moving parts of designated products, or work to achieve free movement and good fit in open and closed positions.
12. **Match existing:** Provide products and work of the same appearance and features as the original, excluding ageing and weathering. Make joints between existing and new work as inconspicuous as possible.
13. **System:** Equipment, accessories, controls, supports and ancillary items (including installation) necessary for that section of the work to function.

170 Manufacturer and product reference

1. **Definition:** When used in this combination:
 - 1.1. **Manufacturer:** the person or legal entity under whose name or trademark the particular product, component or system is marketed
 - 1.2. **Product reference:** the proprietary brand name and/ or identifier by which the particular product, component or system is described.
2. **Currency:** References are to the particular product as specified in the manufacturer's technical literature current on the date of the invitation to tender.

200 Substitution of products

1. **Products:** If an alternative product to that specified is proposed, obtain approval before ordering the product.
2. **Reasons:** Submit reasons for the proposed substitution.
3. **Documentation:** Submit relevant information, including:
 - 3.1. manufacturer and product reference;
 - 3.2. cost;
 - 3.3. availability;
 - 3.4. relevant standards;
 - 3.5. performance;
 - 3.6. function;
 - 3.7. compatibility of accessories;
 - 3.8. proposed revisions to drawings and specification;

- 3.9. compatibility with adjacent work;
- 3.10. appearance;
- 3.11. copy of warranty/ guarantee.
4. Alterations to adjacent work: If needed, advise scope, nature and cost.
5. Manufacturers' guarantees: If substitution is accepted, submit before ordering products.

210 Cross references

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

220 Referenced documents

1. Conflicts: Specification prevails over referenced documents.

230 Equivalent products

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

240 Substitution of standards

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

250 Currency of documents and information

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

260 Sizes

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

Documents provided on behalf of the employer

410 Additional copies of drawings/ documents

1. Additional copies: Issued free of charge.

440 Dimensions

1. Scaled dimensions: Do not rely on.

450 Measured quantities

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

460 The specification

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

480 Technical documents

1. Reference documents: Available for inspection by appointment during the normal office hours at the office of
2. Document titles:-

Documents provided by contractor/ subcontractors/ suppliers

600 Contractor's Design information

1. General: Complete the design and detailing of parts of the Works as specified.
2. Provide
 - 2.1. Production information based on the drawings, specification and other information.
 - 2.2. Liaison to ensure coordination of the work with related building elements and services.
3. Master programme: Make reasonable allowance for completing design/ production information, submission (including information relevant to the CDM Regulations), comment, inspection, amendment, resubmission and reinspection.
4. Information required:
 - 4.1. Format:
 - 4.2. Number of copies:
5. Submit: Within one week of request.

620 As-built drawings and information

1. Contractor designed work: Provide drawings/ information:
 - 1.1.
2. Submit: At least two weeks before date for completion.

630 Technical literature

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

640 Maintenance instructions and guarantees

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

Ω End of Section

A32

Management of the works

Generally

110 Supervision

1. General: Accept responsibility for coordination, supervision and administration of the Works, including subcontracts.
2. Coordination: Arrange and monitor a programme with each subcontractor, supplier, local authority and statutory undertaker, and obtain and supply information as necessary for coordination of the work.

115 Considerate Constructors Scheme

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

117 Constructing Better Health scheme

1. Membership: Register and submit evidence of registration.
2. Contact
 - 2.1. Constructing Better Health, B&CE Building, Manor Royal, Crawley, West Sussex RH10 9QP.
 - 2.2. Tel: 0845 873 7726
 - 2.3. Email: info@cbhscheme.co.uk
 - 2.4. Website: www.cbhscheme.co.uk

118 Vehicle safety requirements

1. Vehicle equipment: Ensure that all vehicles have the following:
 - 1.1. Audible alert to other road users to the planned movement of the vehicle when the vehicle's indicators are in operation.
 - 1.2. Prominent signage at the rear of the vehicle to warn cyclists of the dangers of passing the vehicle on the inside.
 - 1.3. Properly adjusted class VI mirror/s or Fresnel lens to eliminate the near side blind spot.
 - 1.4. Side under run guards.
2. Driver training
 - 2.1. Drivers must be trained on vulnerable road user safety through an approved course and hold a current valid Certificate of Competence.
 - 2.2. Drivers must have a valid driving licence and be legally able to drive the vehicle.

3. Scheme membership: Submit evidence of registration with and accreditation to the Fleet Operator Recognition Scheme (FORS)
4. Level of accreditation:
5. Submittal date:

120 Insurance

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

140 Climatic conditions

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

150 Ownership

1. Alteration/ clearance work: Materials arising become the property of the Contractor except where otherwise stated. Remove from site as work proceeds.

Programme/ progress

260 Site meetings

1. General: Site meetings will be held to review progress and other matters arising from administration of the Contract.
2. Frequency: Every two weeks
3. Location: Site
4. Accommodation: Ensure availability at the time of such meetings.
5. Attendees: Attend meetings and inform subcontractors and suppliers when their presence is required.
6. Chairperson (who will also take and distribute minutes): Employer's representative

290 Notice of completion

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

310 Extensions of time

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

Control of cost

420 Removal/ replacement of existing work

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

440 Measurement

1. Covered work: Give notice before covering work required to be measured.

450 Daywork vouchers

1. Before commencing work: Give reasonable notice to person countersigning daywork vouchers.
2. Content: Before delivery each voucher must be:
 - 2.1. Referenced to the instruction under which the work is authorised.
 - 2.2. Signed by the Contractor's person in charge as evidence that the operatives' names, the time daily spent by each and the equipment and products employed are correct.
3. Submit: By the end of the week in which the work has been executed.

Ω End of Section

A33

Quality standards/ control

Standards of products and executions

110 Incomplete documentation

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

120 Workmanship skills

1. Operatives: Appropriately skilled and experienced for the type and quality of work.
2. Registration: With Construction Skills Certification Scheme.
3. Verification: When requested, operatives must produce evidence of skills/ qualifications.

130 Quality of products

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

135 Quality of execution

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

140 Evidence of Compliance

1. Proprietary products: Retain on site evidence that the proprietary product specified has been supplied.
2. Performance specification: Submit evidence of compliance, including test reports indicating:
 - 2.1. Properties tested.
 - 2.2. Pass/ fail criteria.
 - 2.3. Test methods and procedures.
 - 2.4. Test results.
 - 2.5. Identity of testing agency.
 - 2.6. Test dates and times.
 - 2.7. Identities of witnesses.
 - 2.8. Analysis of results.

150 Inspections

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

160 Related work

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

170 Manufacturer's recommendations/ instructions

1. General: Comply with manufacturer's printed recommendations and instructions current on the date of the Invitation to tender.
2. Exceptions: Submit details of changes to recommendations or instructions.
3. Execution: Use ancillary products and accessories supplied or recommended by main product manufacturer.
4. Products: Comply with limitations, recommendations and requirements of relevant valid certificates.

180 Water for the works

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

Samples/ approvals

210 Samples

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

220 Approval of products

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

230 Approval of execution

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

Accuracy/ setting out generally

320 Setting out

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

330 Appearance and fit

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

340 Critical dimensions

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

350 Levels of structural floors

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

360 Record drawings

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

Services generally

410 Services regulations

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

420 Water regulations/ byelaws notification

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

430 Water regulations/ byelaws contractor's certificate

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

435 Electrical installation certificate

1. Submit: When relevant electrical work is completed.
2. Original certificate: To be lodged in the Building Manual.

440 Gas, oil and solid fuel appliance installation certificate

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

445 Service runs

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

450 Mechanical and electrical services

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

Supervision/ inspection/ defective work

530 Overtime working

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

540 Defects in existing work

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

560 Tests and inspections

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

570 Air permeability

1. Testing organization: UKAS accredited and registered with the Air Tightness Testing and Measurement Association (ATTMA) or the Independent Air Tightness Testing Scheme (iATS).
2. Method
 - 2.1. Pressure test in accordance with
3. Standard
 - 3.1. Design airtightness value (maximum): m³/(h.m²).
4. Results
 - 4.1. Content: Include test results and all supporting data.
 - 4.2. Copies: Required for building control inspection and inclusion in building manual.
 - 4.3. Electronic deposit: Through the ATTMA lodgement database
 - 4.4. Additional copies: Provide on request.

580 Continuity of thermal insulation

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

610 Defective products/ executions

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

Work at or after completion

710 Work before completion

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

720 Security at completion

1. **General:** Leave the Works secure with, where appropriate, all accesses closed and locked.
2. **Keys:** Account for and adequately label all keys, and hand over together with an itemized schedule, retaining duplicate schedule signed as a receipt.

730 Making good defects

1. **Remedial work:** Arrange access with Employer.
2. **Rectification:** Give reasonable notice for access to the various parts of the Works.
3. **Completion:** Notify when remedial works have been completed.

Q End of Section

A34

Security/ safety/ protection

Security, health and safety

110 Pre-construction information

1. Location: Integral with the project Preliminaries, including but not restricted to the following sections:
 - 1.1. Description of project: Sections A10 and A11.
 - 1.2. Client's consideration and management requirements: Sections A12, A13 and A36.
 - 1.3. Environmental restrictions and on-site risks: Section A12, A35 and A34.
 - 1.4. Significant design and construction hazards: Section A34.
 - 1.5. The health and safety file: Section A37.

120 Execution hazards

1. Common hazards: Refer to Designers Risk Assessment
2. Significant hazards: The design of the project includes the following:

140 Construction phase health and safety plan

1. Submission: Present to the employer/ client no later than Two weeks before work commences.
2. Confirmation: Do not start construction work until the employer has confirmed in writing that the construction phase health and safety plan includes the procedures and arrangements required by the CDM Regulations.
3. Content: Develop the plan from, and draw on, the outline construction phase health and safety plan, clause A30/570, and the pre-tender health and safety plan/ pre-construction information.

150 Security

1. Protection: Safeguard the site, the Works, products, materials, and any existing buildings affected by the Works from damage and theft.
2. Access: Take all reasonable precautions to prevent unauthorized access to the site, the Works and adjoining property.
3. Special requirements: Particular care to be taken when considering compound and access to the site due to public highway on all four sides of the building.

160 Stability

1. Responsibility: Maintain the stability and structural integrity of the works and adjacent structures during the contract.
2. Design loads: Obtain details, support as necessary and prevent overloading.

210 Safety provisions for site visits

1. Safety: Submit details in advance of safety provisions and procedures (including those relating to materials, which may be deleterious), which will require their compliance when visiting the site.
2. Protective clothing and/ or equipment: Provide and maintain on site for visitors to the site.

Protect against the following

330 Noise and vibration

1. Standard: Comply with the recommendations of BS 5228-1, in particular clause 7.3, to minimize noise levels during the execution of the Works.

2. Equipment: Fit compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles.
3. Restrictions: Do not use:
 - 3.1. Radios or other audio equipment or permit employees to use in ways or at times that may cause nuisance.

340 Pollution

1. Prevention: Protect the site, the works and the general environment (including the atmosphere, land, streams and waterways) against pollution.
2. Contamination: If pollution occurs, report immediately, including to the appropriate authorities, and provide relevant information.

360 Nuisance

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

370 Uncovered Asbestos containing materials

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

371 Dangerous or hazardous substances

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

375 Antiquities

1. Duty: Report immediately any fossils, antiquities and other objects of interest or value discovered during execution of the works.
2. Preservation: Keep objects in the exact position and condition in which they were found.

380 Fire prevention

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

390 Smoking on-site

1. Smoking on-site: Not permitted.

400 Burning on-site

1. Burning on-site: Not permitted.

410 Moisture

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

2.3. Excessive movement.

420 Infected timber/ Contaminated materials

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

430 Waste

1. Waste: Includes rubbish, debris, spoil, containers and packaging, and surplus material requiring disposal.
2. Requirement: Minimize production and prevent accumulation of waste. Keep the site and works clean and tidy. Clean out voids and cavities in the construction before closing.
3. Disposal: Collect and store in suitable containers. Remove from site and dispose of in a safe and competent manner, as approved and directed by the waste regulation authority.
4. Recyclable material: Sort and dispose of at a materials recycling facility approved by the waste regulation authority.
5. Documentation: Retain on-site.

440 Electromagnetic interference

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

460 Powder actuated fixing systems

1. Use: Not permitted.

470 Invasive species

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

Protect the following

510 Existing services

1. Confirmation: Notify all service authorities, statutory undertakers and/ or adjacent owners of proposed works not less than one week before commencing site operations.
2. Identification: Before starting work, check and mark positions of utilities/ services. Where positions are not shown on drawings obtain relevant details from service authorities, statutory undertakers or other owners.
3. Work adjacent to services
 - 3.1. Comply with service authority's/ statutory undertaker's recommendations.
 - 3.2. Adequately protect, and prevent damage to services: Do not interfere with their operation without consent of service authorities/ statutory undertakers or other owners.
4. Identifying services
 - 4.1. Below ground: Use signboards, giving type and depth;
 - 4.2. Overhead: Use headroom markers.

5. Damage to services: If any results from execution of the Works:
 - 5.1. Immediately give notice and notify appropriate service authority/ statutory undertaker.
 - 5.2. Make arrangements for the work to be made good without delay to the satisfaction of service authority/ statutory undertaker or other owner as appropriate.
 - 5.3. Any measures taken to deal with an emergency will not affect the extent of the Contractor's liability.
6. Marker tapes or protective covers: Replace, if disturbed during site operations, to service authority's/ statutory undertakers recommendations.

520 Roads and footpaths

1. Duty: Maintain roads and footpaths within and adjacent to the site and keep clear of mud and debris. Protect routes into the site from Public access.
2. Damage caused by site traffic or otherwise consequent upon the Works: Make good to the satisfaction of the Employer, Local Authority or other owner.

560 Existing features

1. Protection: Prevent damage to existing buildings, fences, gates, walls, roads, paved areas and other site features, which are to remain in position during execution of the Works.
2. Special requirements: All assets on the boundary such as walls etc are the property of Island Roads and any damage to these will need to be notified to them directly.

570 Existing work

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

580 Building interiors

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

600 Existing furniture, fittings and equipment

1. Protection: Prevent damage or move as necessary to enable the Works to be executed. Reinstate in original positions.
2. Extent: Before work in each room starts, the following will be removed:
 - 2.1.

630 Existing structures

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

640 Materials for recycling/ reuse

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

Ω End of Section

A36

Facilities/ temporary work/ services

Generally

110 Spoil heaps, temporary works and services

1. Location: Give notice and details of intended siting.
2. Maintenance: Alter, adapt and move as necessary. Remove when no longer required and make good.

Accommodation

210 Room for meetings

1. Facilities: Provide suitable temporary accommodation for site meetings, adequately heated and lit. The room may be part of the Contractor's own site offices.
2. Furniture and Equipment: Provide table and chairs for 4 people.

Temporary works

340 Name boards/ advertisements

1. Name boards/ advertisements: Permitted to Heras Fencing only. DO NOT ATTACH TO BUILDING OR STRUCTURES.

Services and facilities

410 Lighting

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

520 Use of permanent heating system

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

550 Thermometers

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

570 Personal protective equipment

1. General: Provide for the sole use of other members of the project team, in sizes to be specified:
 - 1.1. Safety helmets to BS EN 397, neither damaged nor time-expired. Number required:
 - 1.2. High-visibility waistcoats to BS EN ISO 20471 Class 1. Number required: 10.
 - 1.3. Safety boots with steel insole and toecap to BS EN ISO 20345. Pairs required:
 - 1.4. Disposable respirators to BS EN 149.FFP1S.
 - 1.5. Eye protection to BS EN ISO 16321-1 and BS EN ISO 16321-3.
 - 1.6. Ear protection - muffs to BS EN 352-1, plugs to BS EN 352-2

1.7. Hand protection - to BS EN 388, 407, 420 or 511, as appropriate.

Ω End of Section

A37

Operation/ maintenance of the finished works

Generally

110 The building manual

1. Responsibility: The Contractor
2. Content: Obtain and provide comprehensive information for owners and users of the completed Works. Include an overview of the main design principles and describe key components and systems within the finished Works, so affording a complete understanding of the Works, including all buildings and their systems to enable efficient and safe operation and maintenance.
3. Format: PDF
4. Number of copies: One Digital copy
5. Delivery to: Employer by (date) TBA.

115 The Health and Safety File

1. Responsibility: the contractor
2. Content: Obtain and provide the following information: Project information such as the works that have been carried out. Post construction Hazards and how they should be controlled. Information on the buildings structure and limitations. List of all hazardous materials used and how to safely maintain and remove them. Information on navigating the building including record drawings and how to safely access areas...
3. Format: PDF
4. Delivery to: Employer By (date): Final Completion.

155 Content of the building manual

1. General: Details of the property, the parties, fire safety strategy, operational requirements and constraints of a general nature.
2. Building fabric: Design criteria, maintenance details, product details, and environmental and trafficking conditions.
3. Building services: Description and operation of systems, diagrammatic drawings, record drawings, identification of services, product details, equipment settings, maintenance schedules, consumable items, spares and emergency procedures.
4. Documentation: Guarantees, warranties, maintenance agreements, test certificates and reports.

160 Presentation of building manual

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

Ω End of Section

A50

Work/ products by/ on behalf of the employer

Clauses

120 Products provided by/ on behalf of employer

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

Ω End of Section

A53

Work by statutory authorities/ undertakers

Clauses - No Amendments

Ω End of Section



Specification created using NBS Chorus