

**SPECIFICATION FOR
EXTERNAL REPAIRS & REDECORATION**

AT

**19 – 23 PALACE COURT
LONDON W2 4LP**

29 DECEMBER 2004

PRELIMINARIES

PARTICULARS OF CONTRACT

0.1	SITUATION OF WORKS	19 – 23 Palace Court, London, W2
0.2	DESCRIPTION OF WORKS	The Works comprise the external repair and redecoration of the property
0.3	EMPLOYER	19-23 Palace Court Management Ltd
0.4	SURVEYOR	Richard Birchall Associates 17 St. Albans Grove Kensington London W8 5BP Tel: 020-7727-9739 Fax: 020-7938 4398 Mobile: 07836-634014 E-mail: surveyor@surveyors.co.uk
0.5	ACCESS TO THE SITE	<p>By prior arrangement with the house manager, Mr Applethwaite Tel: 020-7229-1073. Usual hours of working are approx 09:30 to 17:30 Monday to Friday.</p> <p>The common parts give access to the rear fire escape via a door adjacent to Flat 11.</p> <p>Flat 14 gives access to the front fire escape and main roof if access can be arranged in advance.</p> <p>The front and rear elevations are otherwise visible from Palace Court and Ossington Street respectively.</p> <p>The Contractor should make arrangements to visit the site on one occasion only, accompanied by any of his sub-contractors, to minimise inconvenience to the Employers Agent and occupiers of the building.</p>

0.6	DATE FOR RETURN OF TENDER	By 17:00 on Friday 29 th April 2005
0.7	DEFECTS LIABILITY PERIOD	Six Months
0.8	LIQUIDATED DAMAGES	£1,500 per week
0.9	CONTINGENCIES	£10,000.00
0.10	INSURANCES	The Contractor shall indemnify the Employer in respect of any liability, loss or claim or proceedings and for any injury or damage whatsoever arising out of or in the course of or by reason of the execution of the said work to any property real or personal due to any negligence, omission or default themselves, their agents or their servants, or to any circumstances within their control with a minimum indemnity limit of £2,000,000 for public liability.
0.11	SPECIAL INFORMATION	<p>The pre-tender Health & Safety file forms a separate document.</p> <p>Access to the property is through the ground and basement entrances. These must be fully protected to maintain safe access and egress for the Residents. They must be kept clear of obstructions at all times.</p>
0.12	CONTRACT ADMINISTRATION	<p>For ease and efficiency it is the intention to administer this contract as far as possible, electronically, based on the use of Microsoft Word and Excel software. Accordingly you will have received this Specification on a floppy disk or by email.</p> <p>The Form of Tender is to be duly signed and returned in the normal manner. The priced Specification is to be returned either on disk or by email. All correspondence, issue of instructions, queries etc. will be conducted using email.</p>

PRELIMINARIES AND CONDITIONS OF CONTRACT

- 1 CONTRACT The successful contractor will be required to enter into a formal contract using the Joint Contracts Tribunal's Agreement for Minor Building Works. The Conditions of Contract contained therein are to be read in conjunction with and as a part of this specification.
- Submission of the Contractor's estimate will be deemed to imply familiarity with and conformance to these conditions of contract.
- The following conditions will apply:
- Defects Liability Period
6 months
- Date for Possession
Immediately after signing the contract
- Date for Completion
To be stated by the Contractor on the Form of Tender
- Period for Honouring Certificates
14 days
- Percentage of Certified Value Retained
5%
- Limit of Retention Fund
5% of the contract sum
- Period of Final Measurement and Valuation
6 months
- 1.1 INTERPRETATION The term architect shall be construed to mean surveyor.
- The terms directed, selected or approved shall be construed to mean directed, selected or approved by the surveyor.
- The term surveyor shall be construed to refer to Richard Birchall Associates.
- Where the word *allow* occurs the cost of this item is at the risk of the Contractor.
- 1.2 CONTRACTOR TO VISIT SITE Before tendering the Contractor shall visit the site and satisfy himself as to the local conditions, the accessibility of the site, the full extent and character of the operation, the supply and conditions affecting labour and the execution of the contract generally as no claim on the grounds of want of knowledge in such respects will be entertained.
- 1.3 ACCESS TO THE SITE Access is as according to the particulars page.
- The Contractor is to be responsible for making all the necessary arrangements with all adjoining owners and occupiers and meeting any costs involved.

1.6 TENDER

The Contractor is to submit his tender for the works on the form provided and is to return his tender to the surveyor by the date set out in the particulars.

The Contractor's tender is solely to be based on this specification.

In arriving at his tender figure the Contractor is to insert a price against each individual item in the specification.

The Contractor's tender is to include inter alia for the following:

All labour, materials, plant, tools, equipment, scaffolding and any other thing required for the due performance of the works.

All insurances whether statutorily required or otherwise, graduated contributions and the like including specifically insurance against any claim arising from or payment due to the following:

Employer's Liability Act, Workmen's Compensation Act, National Insurance (Industrial Injuries Act) or National Insurance Acts and Third Party, fire, theft and burglary insurance.

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.

Contributions in respect of holidays with pay schemes, training schemes, statutory National Insurances, supplementary pension, redundancy schemes, guaranteed time and the like.

Office overheads, supervision and profit.

Transport of labour, materials, plant and all other things to, from and about the site.

Indemnifying the employer against all claims of whatsoever nature arising out of the due performance of the works and insuring against all such claims.

All other factors likely to affect the amount of the tender whether specifically mentioned herein or not.

The employer does not bind himself to accept the lowest nor any tender, nor to pay the cost of preparing tenders.

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.

1.7 FIXED PRICE

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.

1.8 PC AND
PROVISIONAL
SUMS

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.

In the case of PC sums, Contractor's profit and attendance or fixing only will also be subject to adjustment on a pro rata basis.

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.

Where PC sums are included in this specification the Contractor is to add if he so wishes for profit and attending on specialist where work is described as to be executed by specialist and for profit and fixing where the work is described as to be supplied only.

PC sums for materials supplied must be considered nett, subject only to 5% cash discount and the Contractor must add for profit, handling and return of empty cases etc. No allowance will be made for loss of cash discount due to non-payment by the Contractor of any accounts within the required period.

PC sums for the work executed complete by a nominated sub-Contractor will be a nett amount of the sub-Contractor's agreed account, subject only to a 2.5% cash discount. The General Contractor is to allow for profit and attendance which shall be deemed to include the following:

Giving all dimensions and taking responsibility for the accuracy of the same.

Providing the necessary working and storage space.

Unloading, providing access, storing and protecting as required.

Providing free and full use of all scaffolding and plant required for the proper execution of their work.

Assembling as necessary and fixing as described.

1.9 PROVISIONAL
QUANTITIES

Provisional quantities stated in the specification shall be subject to re-measurement on completion.

- 1.10 CONTINGENCIES Include the provisional sum stated in the particulars for contingent or unforeseen works to be expended or deducted from the Contractor's final account in whole or in part as described by the surveyor.
- 1.11 VARIATIONS AND EXTRAS The Contractor shall, when authorised by the surveyor, vary by way of extra or omission from the specification, such authorisation to be sufficiently approved in writing, signed by the surveyor, 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.
- When extra costs are authorised by the surveyor the cost is to be notified to the surveyor within seven working days with full supporting details.
- 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.
- 1.12 DAY WORK Day work rates are to be supplied for tradesmen and labourers with the submission of the Contractor's form of tender.
- 1.13 SPECIAL WORK When other Contractors engaged in any work usually undertaken by builders are engaged by the client either to provide material for subsidiary or special work to carry out such work during the course of erection of a building, the building Contractor shall be paid 5% on the amount of all such contracts to cover water, ordinary scaffolding, watching etc and in case the surveyor order the Contractor to pay such sums the Contractor is to be paid a further 5% on the amount paid by him.
- 1.14 ATTENDANCE The Contractor shall provide all attendance, loading and unloading, cutting away and making good in all trades and after all trades. Where operations require the attendance of one trade upon another the cost of such attendance is to be allowed for. Carry out all cutting away and making good as may be required to complete the works.
- 1.15 SUB-LETTING No part of the works shall be sub-let to other persons without the written authority of the surveyor.
- 1.16 CONNECTIONS The Contractor shall provide for making connections for water, electricity, gas, drainage or other services required and pay all fees incurred.
- 1.17 EXISTING SERVICES The Contractor will be required to maintain existing services at all times.

1.18 GIVE NOTICE AND PAY FEES The Contractor shall give all notices to water, gas, lighting and power companies and to the Post Office and shall allow them facilities for removing any fixtures, fittings or services which may belong to them.

The Contractor shall serve all notices on the Local Authority and carry out all the works to their entire satisfaction. The Contractor shall make allowance for payment of any District Surveyor's or Building Inspector's fees.

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.

1.19 STATUTORY REQUIREMENTS 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.

The Contractor should note that roadside containers for the reception of rubbish or building materials may not be placed upon public highways without first obtaining a license from the Local Authority. The Contractor is to take the advice and obtain the permission of the police and Local Authority with regard to the traffic movement, access to the site and parking of vehicles, hoists, rubbish skips and other plant in the vicinity of the site including the restricting of any parking meters and is to allow here for any extra cost arising should any works need to be executed out of normal working hours because of restrictions imposed by the police or Local Authority.

1.20 CONDAM

The Contractor is to comply with the Construction (Design & Management) Regulations and Approved Code of Practice.

The Contractor will be expected to comply with the regulations as laid down, in respect of both design and construction.

Upon award of the contract, the Contractor is to assume and adopt the function and duties of the Principal Contractor and Planning Supervisor all as set out in the documents.

The Contractor as Planning Supervisor shall:

Produce a Health & Safety plan before commencement of works.

Continually assess the design in terms of its impact upon Health & Safety during the construction phase.

Prepare a Health & Safety File.

Co-ordinate the contributions of the various members of the design team and ensure satisfactorily liaison between them and the Principal Contractor.

The Contractor as Principal Contractor shall:

Develop the Health & Safety plan related to the site activities and conditions.

Co-ordinate the activities of different contractors and their responsibilities for Health & Safety.

Manage construction work including if necessary to direct contractors to ensure they comply with Health & Safety laws.

Manage access to the site.

Update the Health & Safety File.

Display and communicate information.

Consult with employees and the self employed.

Following return of tenders and upon request the contractor is to furnish to the Employer's Agent within 7 days an outline of his Health & Safety plan together with a signed undertaking that sufficient financial resources have been allocated within his tender and sufficient time will be allocated within his programme for the Health & Safety plan to be fully implemented.

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| 1.27 | MATERIALS AND 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 surveyor.</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> <p>The surveyor shall have the right to reject such materials and condemn such workmanship as do not comply with the other conditions of this specification.</p> |
| 1.28 | WORK DURING FROSTY WEATHER | <p>No paintwork, brickwork or other work liable to become damaged by frost may be carried out during frosty weather.</p> <p>The Contractor will be held solely responsible for such action and will make good at his own expense any damage resulting.</p> |
| 1.29 | FOREMAN IN CHARGE | <p>A competent foreman/charge hand must be present on site during working hours and should possess copies of drawings / specification and be fully brief on the scope and nature of the contract.</p> |
| 1.30 | FINISHING | <p>The Contractor shall allow for supplying, fixing, adjusting and finishing all materials and elements necessary to complete the work unless specifically stated otherwise in this specification.</p> |
| 1.31 | SAMPLES | <p>The Contractor is to provide the surveyor with samples of materials if and when requested during the course of the work.</p> |
| 1.32 | TESTS | <p>Any tests which are carried out and found to be satisfactory will be deemed to be included in the contract. If found unsatisfactory, the costs of rectifying the fault and the unsatisfactory test will be responsibility of the Contractor.</p> |
| 1.33 | PROGRAMME | <p>The successful tenderer will furnish the surveyor 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.</p> |
| 1.34 | PROCEDURE | <p>To be agreed at the pre-contract meeting.</p> |

- 1.35 SPECIFICATION AND DRAWINGS Four copies of all documents shall be furnished free of cost to the Contractor for his own use until the completion of the contract.
- One copy of the documents shall be kept on site and to be accessible at all reasonable times to the surveyor or his authorised representative. All discrepancies in the specification are to be immediately reported to the surveyor before proceeding with the item concerned.
- 1.36 CONDUCT OF THE WORKS The works are to be carried out with care and diligence expeditiously and continuously once the successful Contractor has gained possession of the site and to prevent his own workmen from trespassing on those parts of the site not the subject of these works or an adjoining property.
- The Contractor is to take all reasonable steps to exclude the trespass of unauthorised persons on the site and the premises shall be locked and secured against outside intrusion during the contract period. The Contractor is to be held responsible for the care of the works until their completion including all risks from weather, carelessness of operatives and sub-Contractors, damage or loss by theft or any other cause.
- The Contractor is to maintain and protect the landlord's and public property and is to make good or pay for reinstatement of all damage thereto.
- The Contractor shall not use the site for any purpose other than that directly required to carry out the works.
- 1.37 CONVENIENCE The Contractor shall, in carrying out the works, consider the convenience of the occupants of the premises in regard to the hours of working, the time of delivery of the materials, the approaches to be used and the order of executing the work, and shall at all times maintain convenient means of access and continuous use and efficient occupation of the premises.
- Working hours are to be restricted to the hours of 08:00 to 18:00 from Monday to Friday and 08:00 to 13:00 on Saturdays. No work may be carried out on Sundays, Bank Holidays or at any other time without the prior agreement in writing of the surveyor.
- The Contractor is to allow for executing work which may cause annoyance to the occupiers of the adjoining premises at times as may be directed.
- The Contractor shall protect the works, goods, materials, plant and public footways and streets from damage and indemnify the employer against any third party claims in connection with carrying out the works.
- No concrete or mortar shall be mixed on the public highway without protecting it from cement stains.
- 1.38 EXPEDITING THE WORK If the Contractor for the purpose of expediting the work or any other reason shall arrange for the working of overtime so that the work may be completed in every respect and ready for use within the time stated then any extra cost thereby incurred shall be at his own expense unless the cost of such overtime has been specifically authorised by the surveyor in writing.

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SCHEDULE OF TRADES AND MATERIALS

DEMOLITIONS

2.1

GENERALLY

All materials which are to be taken down, except those items salvageable are to become the property of the Contractor who is to remove them from the site.

2.2

SALVAGE

All items salvageable whether specifically mentioned or otherwise are to be stored to await the client's instructions. In the case of doubt the surveyor is to be consulted for instructions.

EXCAVATION AND EARTHWORK

- 2.3 ANTIQUITIES All lead, coins or antiquities on the site are to be at once handed over to the surveyor.

POINTING

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| 2.4 | FACING
BRICKWORK | Rake out to a depth of 22mm, brush out debris, wet and repoint with 1:1:6 pointing mix, tinted as required with the joints finished to match existing in all respects. |
| 2.5 | DEFECTIVE
REVEALS | <p>All defective and open reveals between windows and door frames and adjoining walls are to be raked out and repointed to give a sound watertight joint against rainwater penetration.</p> <p>Mastic sealant is to be used except where the joint exceeds 5mm in which case a sand and cement joint is to be constructed.</p> |

PLUMBING AND MECHANICAL ENGINEERING INSTALLATION

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| 2.6 | PVC PIPEWORK | All exposed PVC pipework is to be in black. |
| 2.7 | SOAKERS AND FLASHINGS | <p>New soakers and flashings are to be in Code 4 lead.</p> <p>Soakers width to be 200mm length of slate, with a 75mm upstand against each abutment.</p> <p>For step flashings: 175mm upper edge stepped to match brickwork, wedged and mortared 25mm into brickwork, dressed down over upstand to soakers.</p> |
| 2.8 | GUTTERING | All new guttering to be PVC Key Terrain. Include for brackets, stop ends, angles, outlets with perforated balloon guards and connections including special continuity pieces to remaining existing gutters; all to be laid to correct falls and supported at minimum 900mm centres. Make good all works disturbed. |
| 2.9 | RAINWATER GOODS | <p>All new rainwater pipes to be PVC Key Terrain to include hoppers, shoes, connections and swan necks.</p> <p>Include for renewing defective caulking and other joints, renewing fixings to walls and making good to walls and other work disturbed.</p> |
| 2.10 | EAVES GUTTERING | <p>Where accessible clean out all gutters and rod downpipes.</p> <p>Protect all hopper heads with galvanised wire mesh.</p> |

CARPENTRY AND JOINERY

2.11	FRAMING	All work shall be properly formed together and all notches shall be formed to a neat workmanlike finish and be free from saw overcuts.
2.12	JOINTING	All members shall be accurately cut and scarfed where necessary and securely spiked and bolted together in an approved manner.
2.13	INFERIOR TIMBER	Timber which is, in the opinion of the surveyor, inferior in quality or condition, or is not suitable for the requirements of the work shall not be used. No timber of exceptionally light weight shall be used.
2.14	DEFECTIVE TIMBER	The whole of the timber for the joinery is to comply with the requirements of BS 1186 and to be sound, well cut and free from warp or other deformation, and from rot, worm, beetle or other infestation and shall not contain large, loose or dead knots, wavy edges, shakes, splits or twisted grain.
2.15	SEASONING	All timber is to be properly seasoned by either air-seasoning or kiln seasoning, and all timber must be free from seasoning defects, such as case hardening, honeycombing, etc at the time of delivery.
2.16	MOISTURE CONTENT	The moisture content of timber as delivered shall comply with the requirements of BS 1186 or be a percentage as may be approved by the surveyor having regard to the positions in which the timber is to be fixed.
2.17	PLYWOOD	The plywood is to comply with BS 1455 Grade 2 bonding M.R. WBP or Marine as specified
2.18	DEFECTIVE JOINTS	If the joints or any joiner's work should open in the least before the payment of the final balance, such defective joinery is to be taken out, refitted and redecorated, or new joinery put in place and any work disturbed around must be made good at the Contractor's own expense.
2.19	SCREWED JOINTS	Where joinery is described as screwed, it is to be secretly fixed with screws or countersunk screwed and pelleted.
2.20	LININGS	The prices for all linings shall include tongued angles.
2.21	TONGUES	The prices for all labours to tongues or work hereinafter described as tongued must include for the necessary grooves in connection therewith.
2.22	WEATHER PROTECTION	All joinery immediately after being delivered is to be stored and protected from the weather. All joinery that is to be painted shall be primed on all faces, exposed or hidden.

- 2.23 FRAMING All framing to be properly morticed, tenoned and wedged up in the most approved fashion and to be framed and put together as soon as possible after the works are commenced and allowed to dry for as long a period as possible before being wedged up.
- 2.24 DAMAGE Generally the Contractor is to allow for protecting joinery from damages at all stages of the works and for repairing at his own expense any members or items that may be bruised or otherwise damaged or disfigured..
- 2.25 FIXING
IRONMONGERY The Contractor shall allow for fixing all ironmongery and shall include for selecting and using the appropriate brass screws and for fixing all striking plates, sockets etc and removing and refixing ironmongery as may be required for Painter and the oiling and adjusting as necessary and leaving perfect on completion.
- 2.26 DOOR FRAMES,
DOORS AND OTHER
JOINERY WORKS All new doors, skirts, molding, cornices, picture and dado rails are to be matched up to the existing figures and to be primed on all surfaces prior to fixing..
- 2.27 TIMBER DECAY Should any form of timber decay (woodworm, wet or dry rot etc) be discovered on the premises by the Contractor he shall notify the surveyor immediately, who will specify any required works or eradication, which will be treated as an extra..
- 2.28 SASH WINDOWS Overhaul means remove existing sash beading surround and replace with new to match existing, cut out full lengths of putty where defective and re-putty existing glass, renew cracked, damage, missing and wartime glass, renew all sash cords in nylon, adjust sash balances and repair pulley wheels etc, renew all defective or damaged timber members to match existing, remove all existing ironmongery and make good, point all around the frames externally with mastic or sand and cement as appropriate. Allow for fixing all new ironmongery, ease and adjust sashes to leave in working order.

GLAZIER

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| 2.29 | PUTTIES | <p>All defective, loose and missing putties to windows are to be hacked out and made good with linseed oil putty to timber windows and metal casement putty to metal windows. Putties to be cleaned off on the inside and any disturbance to internal decorations made good..</p> |
| 2.30 | NEW GLASS | <p>All glass unless otherwise described is to be OQ quality sheet glass to match existing as BS 952 back putties, sprigged, front putties and cut off to clean lines.</p> <p>Before glazing, rebates should be cleaned out and primed one coat of approved primer.</p> <p>Glazing to wood sashes is to be bedded in linseed oil putty complying with BS 544.</p> <p>Patent hard setting putty is to be used for metal frames.</p> <p>All glazing in doors is to be bedded in expanded polystyrene strip and fixed with beads.</p> <p>Allow for replacing any broken or cracked panes of glass and making good to leaded lights..</p> |
| 2.31 | LEAVE PERFECT | <p>Clean and polish glass and leave perfect on completion of the contract.</p> |

PAINTERS AND DECORATORS2.32 **PREPARATION
WORK**

All windows and doors are to be painted open and fixtures and fittings removed and refixed later when necessary. Leave windows and doors free and easy opening on completion.

Before painting or varnishing are proceeded with every possible precaution is to be taken to keep down dust.

Where stucco is unkeyed, crumbling or powdery these areas are to be cut back to a sound surface and replastered.

All cracks in plaster shall be cut out to a vee joint and made good with an approved filler.

Crevices and nail holes shall be stopped with prepared stopping of an approved make. To all junctions between plasterwork and other materials fill as above for cracks.

2.33 **PAINTS**

All paints are to be obtained from Dulux (ICI Paints, Wexham Road, Slough, Berkshire), or other specified manufacturer and shall be applied in accordance with the manufacturers recommendations. All colours are to be selected by the surveyor.

The paints shall be thoroughly mixed or stirred before use. They shall be so stored as to minimise exposure to extremes of temperature.

Thinning of paint materials, when necessary, shall be carried out with the type of thinners and in the proportions recommended by the manufacturer of the paint.

The patent knotting shall be of the best quality consisting only of Shellac dissolved in methylated spirit and free from resin or Naph.

- 2.34 APPLICATION The painting and sealing internally shall not be done unless the area is clean and free from dust.
- No exterior or exposed painting shall be carried out under adverse weather conditions such as extremes of temperature, or during rain, fog etc. No paint shall be applied to surfaces structurally or superficially damp and all surfaces must be ascertained to be free from condensation, dirt etc before the application of each coat.
- All primers shall be applied by brush. Subsequent coats may be applied by brush, spray or roller unless otherwise directed.
- No priming coats shall be applied until the surfaces have been inspected and the preparatory work has been approved by the surveyor. The surveyor reserves the right to inspect and approve undercoats and finishing coats between stages. For this purpose all priming and finishing coats will be of different colours.
- Each coat of paint shall be allowed to harden off before the next is applied. An interval of at least 24 hours shall be allowed between each coat of oil paint, or emulsion paint on wallpaper, and six hours between each coat of emulsion paint in other locations.
- Each coat when dry shall be properly rubbed down before the application of the following coat. Any new paintwork found to be defective is to be well rubbed down to remove blemishes and a further coat of finishing paint applied..
- 2.35 WALLPAPERING Size all walls which are to be wallpapered. Prepare all walls, except where otherwise indicated, and provide, prepare and hang paper to the choice of the surveyor.
- All papers are to be graded for shade before hanging, accurately trimmed and hung with fresh clean paste with close fitting butt joints true to pattern and close to walls and well dressed tight into angles. Any paper showing air blisters or other defects is to be stripped and re-papered at the Contractor's expense..
- 2.36 LINING PAPER Where lining paper is indicated, all walls are to be prepared ready to receive paper and lined with 800 grade paper.
- Avoid overlapping joints to lining paper. Apply emulsion paint to fill joints prior to decorating.

3.0.00		THE WORKS 19 – 23 PALACE COURT		
3.0.01	Generally	The Works comprise the external repair and redecoration of the building.		
3.0.02	Programme	The works are scheduled to be carried out during the summer of 2005.		
3.0.03	Occupation	Throughout the works the tenants will remain in occupation. The contractor should therefore make due allowance for any additional works and temporary protection, etc. to minimise disruption to, and facilitate the residents' habitation.		
3.0.04	Supervision	The contractor is to provide a competent full time foreman on site for the entire duration of the works, for effective management and supervision of the works and Client/Supervising Officer liaison, who is capable of receiving and effectively actioning instructions.		
3.0.05	Scaffolding	Provide, erect and maintain a fully independent tubular scaffold to all elevations of the building as required. Scaffold to be correctly tied into the building. The contractor is to ensure that the scaffold fully meets all necessary safety requirements and all necessary approvals are to be obtained. On completion of the works the scaffold is to be carefully struck and any making good and/or touching up is to be undertaken by the contractor. The scaffolding contractor is to take due care and attention not to damage the garden planting, fences and trellis work.		
3.0.06	Scaffold Security	The contractor is to show here his additional price for providing security to the scaffold with a UBX Intruder detection, audible alarm and remote signalling electromagnetic energy field and acoustic oscillator detector system or equal and approved by the Supervising Officer. UBX Security Plc 153 Westbourne Grove London W11 2RS 020 7229 0999 020 7792 4999		
3.0.07		The Contractor is to show here his additional price for providing temporary security to the scaffold during erection and striking with a UBX Intruder detection, audible alarm and remote signalling electromagnetic energy field and acoustic oscillator detector system or equal and approved by the Supervising Officer.		

3.0.08	Scaffold Lighting	The contractor is to provide temporary lighting to the scaffold to provide safe night time access and egress for the residents to the front and rear of the property.		
3.0.09	Scaffold Safety	The bottom lift of scaffolding is to be double boarded and underlined with reinforced polythene sheeting to minimise the amount of debris falling through the scaffold. The reinforced sheeting is to be extended vertically to the underside of the second lift of boards. All ladders are to be locked away above the first lift of scaffold at the end of each working day.		
	Scaffold Grilles	The contractor is to provide and fix wire mesh security panels to the vertical face of the scaffold between the first and second lift of boarding.		
4.0.00		MAIN ROOF LEVEL		
4.0.01	Generally	The Works comprise repair works to coverings, parapets and flashings.		
4.0.02		All leadwork to be completed strictly in accordance with the printed recommendations of: - The Lead Sheet Association Hawkwell Business Centre Maidstone Road Pembury Tunbridge Wells Kent TN2 4AH Tel: 01892 822773 Fax: 01892 Email: leadsa@globalnet.co.uk All new leadwork to be treated with one coat patination oil each side prior to fixing. All leadwork (including new) to be cleaned and treated with one coat of patination oil upon completion of the works.		
4.0.03		All asphalt roofing works to be completed strictly in accordance with the printed recommendations of: - The Mastic Asphalt Council 8 North Street Ashford Kent TN24 8JN Tel: 01233 634411 Fax: 01233 634466		
4.0.04		All render and mortar repairs are to be completed with Hydraulic Lias Limes Limited HL2 Blue Lias Hydraulic Lime Render (1:2) and mortar (1:3) respectively. Mixed and applied strictly in accordance with the manufacturer's instructions and BBA Certificate No. 99/3581 Detail Sheets 2 & 3, see Appendix I.		

		Hydraulic Lias Limes Limited Tout Quarry Charlton Adam Somerset TA11 7AN Tel: 01458 883179 Fax: 01458 224409		
4.1.00		Main Roof No. 19		
4.1.01	Generally	No works apparent to front and rear roof slopes. Works comprise minor repairs to party walls.		
4.1.02	Repairs	To rear party wall No. 21: Rake out and re-point all defective joints in party wall brick coping in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
4.1.03		To rear party wall No. 17: Carefully cut out 18no damaged or defective bricks to 38mm depth, dispose off site. Supply and lay new brick slips exactly to match existing in Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing. Care should be taken to ensure that the continuity of the original brick bonding is maintained. All new brickwork is to be accurately aligned with the existing brickwork. The brick type is to be agreed with the Supervising Officer prior to the commencement of the works.		
4.1.04		To rear party wall No. 17: Rake out and re-point all defective joints in corbel to rear elevation of chimney in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
4.1.05		Allow the PROVISIONAL QUANTITY of 1m for "snag" pointing of individual joints in the party wall to No. 17, in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing. Upon the written instructions of the Supervising Officer.		
4.1.06	Roofing	Heat treat, patch and seal as required, the exposed end of the felt angle fillet to the dormer roof adjacent to party wall No. 23.		
4.1.07		To back elevation of front Dutch gable: Rake out pointing to lead flashing, ensure flashings are securely wedged in position and re-point with grey silicone mastic.		
4.1.08		To front parapet gutter: Heat treat the asphalt to the exposed gutter areas, including upstands, drips etc. to remove all splits, blisters and sags etc. Leave clean and level to receive paint finish.		

4.1.09		To front parapet gutter: Prepare and paint two coats RIW "Solarflect" solar reflective paint to treated area. RIW Limited Arc House Terrace Road South Binfield Bracknell Berks RG42 4PZ Tel: 01344 861988 Fax: 01344 862010 Email: enquires@riw.co.uk		
4.1.10		To front parapet gutter: Ensure existing pigeon nets are properly and securely fixed.		
4.2.00		Main Roof No. 21		
4.2.01	Generally	Works comprise the renewal of defective lead flashings and minor repairs to party walls.		
4.2.02	Repairs	To rear party wall No. 23: Carefully remove mortar fillet to brick corbel and re-run in Blue Lias Hydraulic Lime Mortar (1:3) to match existing.		
4.2.03		Allow the PROVISIONAL SUM of £300.00 for repairs to front party wall No. 23 where there is evidence of a leak into Flat No. 14. Upon the written instructions of the Supervising Officer.	300	00
4.2.04		To front party wall No. 19/21: Carefully drill through sloping coping stone 300mm both sides of crack. Fix stainless steel resin anchor fixings, c/w 1no nut & washer, 10mm diameter with 100mm embedment. Seal nut/washer with bitumen/rubber sealant.		
4.2.05		To front party wall No. 19/21: Rake out debris etc., point crack in sloping coping stone with Blue Lias Hydraulic Lime Mortar (1:3), flush finish.		
4.2.06		To front party wall No. 21/23: Carefully drill through sloping coping stone 300mm both sides of crack. Fix stainless steel resin anchor fixings, c/w 1no nut & washer, 10mm diameter with 100mm embedment. Seal nut/washer with bitumen/rubber sealant.		
4.2.07		To front party wall No. 21/23: Rake out debris etc.; point crack in sloping coping stone with Blue Lias Hydraulic Lime Mortar (1:3), flush finish.		
4.2.08	Roofing	To rear roof slope: Carefully remove defective lead flashing at junction of flat/sloping roof over lift shaft. Renew with Code 4 lead flashing to give 150mm minimum cover over lower slope and 150mm minimum dressed up under felt roof coverings. Weltd bottom edge.		
4.2.09		To rear mansard slope: Re-fix 2no slipped slates, supported on 25mm wide Code 4 lead tingles.		

4.2.10		To back elevation of front Dutch gable: Rake out pointing to lead flashing; ensure flashings are securely wedged in position and re-point with grey silicone mastic.		
4.2.11		To front parapet gutter: Heat treat the asphalt to the exposed gutter areas, including upstands, drips etc. to remove all splits, blisters and sags etc. Leave clean and level to receive paint finish.		
4.2.12		To front parapet gutter: Prepare and paint two coats RIW "Solarflect" solar reflective paint to treated area.		
4.2.13		To front parapet gutter: Ensure existing pigeon nets are properly and securely fixed.		
4.3.00		Main Roof No. 23		
4.3.01	Generally	Works comprise minor repairs to tiled sloping roof coverings and party walls.		
4.3.02	Repairs	To front party wall No. 21: Carefully remove mortar fillet to brick corbel and re-run in Blue Lias Hydraulic Lime Mortar (1:3) to match existing.		
4.3.03		To front party wall No. 21: Allow the PROVISIONAL QUANTITY of 1m for "snag" pointing of individual joints in the party wall to No. 21, in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing. Upon the written instructions of the Supervising Officer.		
4.3.04		To front party wall No. 25: Rake out all pointing to 3no sides of horizontal coping, and re-point with Blue Lias Hydraulic Lime Mortar (1:3), pointing to match existing. Allow to rake out and re-form mortar fillet to raking coping.		
4.3.05		To front party wall No. 25: Hack out defective mortar and make good hole in sloping brick coping with Blue Lias Hydraulic Lime Mortar (1:3), flush finish.		
4.3.06		To front party wall No. 25: Carefully drill through sloping coping stone 300mm both sides of crack. Fix stainless steel resin anchor fixings, c/w 1no nut & washer, 10mm diameter with 100mm embedment. Seal nut/washer with bitumen/rubber sealant.		
4.3.07		To front party wall No. 25: Rake out debris etc.; point crack in sloping coping stone with Blue Lias Hydraulic Lime Mortar (1:3), flush finish.		
4.3.08		To front party wall No. 25: Rake out and point crack between chimney and sloping coping stone with Blue Lias Hydraulic Lime Mortar (1:3); flush finish.		
4.3.09		To rear party wall No. 25: Rake out all pointing to 3no sides of top & mid level horizontal copings, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		

4.3.10		To rear party wall No. 25: Carefully demolish low level horizontal coping back to sound brickwork base. Clean bricks for re-use. Re-build dismantled section of coping to match existing in Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
4.3.11	Roofing	To front roof slope: Re-align 8no slipped clay tiles.		
4.3.12		To rear roof slope: Heat treat junction of dormer flat roof to seal where crazed and cracked. Prepare and paint two coats RIW "Solarflect" solar reflective paint to treated area.		
4.3.13		To rear roof slope: Replace missing slates with new blue/grey slates closely to match existing in size, colour and texture supported on 25mm wide Code 4 lead tingles.		
4.3.14		To front parapet gutter: Heat treat the asphalt to the exposed gutter areas, including upstands, drips etc. to remove all splits, blisters and sags etc. Leave clean and level to receive paint finish.		
4.3.15		To front parapet gutter: Prepare and paint two coats RIW "Solarflect" solar reflective paint to treated area.		
4.3.16		To front parapet gutter: Ensure existing pigeon nets are properly and securely fixed.		
4.3.17		To front mansard slope: Scrape off all moss and lichens etc. to stained area between dutch gable and dormer, pressure wash and treat with an anti fungicidal solution.		
4.4.00		Roofing Work Generally At All Roof/Terrace Levels		
4.4.01		Allow closely to inspect all lead flashings, redress and re-point as necessary with grey silicone mastic.		
4.4.02		Clean and apply one coat of patination oil to all leadwork.		
4.4.03		Provide wire/upvc cowls where missing or damaged as appropriate, to all SVPs, RWPs, hoppers etc. at all levels.		
4.4.04		Sweep out all leaves and accumulated debris from all the roof levels to ensure that the scuppers, outlets, and down pipes for the entire rainwater system at all levels are free flowing.		
4.4.05		Neatly clip or tie all loose and trailing cables at all roof levels as necessary. Remove all obviously redundant cables. Inspect all cable entries and allow to re-seal as necessary.		
5.0.00		LOWER ROOFS & BALCONIES		
5.1.00		First Floor Front Balcony over Main Entrance No. 19		
5.1.01	Generally	Works comprise minor repairs to coverings.		
5.1.02	Roofing	Heat treat the asphalt to the exposed roof areas, including upstands, drips etc. to remove all splits, blisters and sags etc. Leave clean and level to receive paint finish.		

		Allow to redress asphalt as required into rainwater outlet to prevent ponding.		
5.1.03		Prepare and paint two coats RIW "Autopark" black protective coating to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.		
5.2.00		Second Floor Front Bay Roof No. 19		
5.2.01	Generally	Works comprise minor repairs to coverings.		
5.2.02	Roofing	Heat treat the asphalt to the exposed roof areas, including upstands, drips etc. to remove all splits, blisters and sags etc. Leave clean and level to receive paint finish. Allow to redress asphalt as required into rainwater outlet to prevent ponding.		
5.2.03		Prepare and paint two coats RIW "Autopark" black protective coating to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.		
5.3.00		First Floor Front Balcony over Main Entrance No. 21		
5.3.01	Generally	Works comprise minor repairs to coverings.		
5.3.02	Roofing	Heat treat the asphalt to the exposed roof areas, including upstands, drips etc. to remove all splits, blisters and sags etc. Leave clean and level to receive paint finish. Allow to redress asphalt as required into rainwater outlet to prevent ponding.		
5.3.03		Prepare and paint two coats RIW "Autopark" black protective coating to all exposed areas of asphalt roof coverings, including skirtings, upstands, drips, gutters and the like.		
5.4.00		Second Floor Front Bay Roof No. 21		
5.4.01	Generally	Works comprise minor repairs to coverings.		
5.4.02	Roofing	Heat treat the asphalt to the exposed roof areas, including upstands, drips etc. to remove all splits, blisters and sags etc. Leave clean and level to receive paint finish. Allow to redress asphalt as required into rainwater outlet to prevent ponding.		
5.4.03		Prepare and paint two coats RIW "Autopark" black protective coating to all exposed areas of asphalt roof coverings, including skirtings, upstands, drips, gutters and the like.		

5.5.00		First Floor Front Balcony over Main Entrance No. 23		
5.5.01	Generally	Works comprise minor repairs to coverings.		
5.5.02	Repairs – Flat 6 Water Ingress	Carefully remove cast iron rainwater hopper and top section of pipework from front elevation serving balcony. Re-fit upon completion.		
5.5.03		Carefully cut out asphalt roofing, remove rainwater outlet and connecting pipework to hopper from balcony; dispose off site.		
5.5.04		Diamond drill 100mm diameter hole up through brickwork from hopper to balcony outlet suitable to receive new 75mm diameter pipework.		
5.5.05		Install Harmer AV200 rainwater outlet with flat grating, 50mm nominal outlet. Make good and dress asphalt into outlet. Alumasc Exterior Building Products Ltd White House Works Bold Road Sutton St. Helens Merseyside WA9 4JG Tel: 01744 648400 Fax: 01744 648401 Email: info@alumasc-exteriors.co.uk		
5.5.06		Install 75mm Harmer HDPE pipework complete with all necessary bends and fittings to connect to new rainwater outlet and discharge into rainwater hopper.		
5.5.07		Grout pipe into position with Fosroc Conbex 100 expanding grout.		
5.5.08		Seal overflow pipe at projection through brickwork with silicone sealant.		
5.5.09	Roofing	Heat treat the asphalt to the exposed roof areas, including upstands, drips etc. to remove all splits, blisters and sags etc. Leave clean and level to receive paint finish. Allow to redress asphalt as required into rainwater outlet to prevent ponding.		
5.5.10		Prepare and paint two coats RIW “Autopark” black protective coating to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.		
5.6.00		Second Floor Front Bay Roof No. 23		
5.6.01	Generally	Works comprise minor repairs to coverings.		
5.6.02	Roofing	Heat treat the asphalt to the exposed roof areas, including upstands, drips etc. to remove all splits, blisters and sags etc. Leave clean and level to receive paint finish.		

		Allow to redress asphalt as required into rainwater outlet to prevent ponding.		
5.6.03		Prepare and paint two coats RIW "Autopark" black protective coating to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.		
5.7.00		Third Floor Rear Fire Escape Roof Area No. 19		
5.7.01	Generally	Works comprise minor repairs to coverings.		
5.7.02	Roofing	Heat treat the asphalt to the exposed roof areas, including upstands, drips etc. to remove all splits, blisters and sags etc. Leave clean and level to receive paint finish.		
5.7.03		Prepare and paint two coats RIW "Autopark" black protective coating to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.		
5.8.00		Third Floor Rear Addition Roof No. 19		
5.8.01	Generally	Works comprise the treatment of the asphalt and rubber overlay roofing.		
	Repairs	To party wall chimney between 19/21: Rake out and re-point entire North and West facing elevations in Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
		To party wall pier between 19/21 adjacent to fire exit door: Rake out and re-point entire pier in Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
5.8.02		Allow for the removal and re-fixing of upvc gutters to gain access to drips etc. for roof works.		
5.8.03	Roofing	Heat treat the asphalt & rubber to the exposed roof areas, including upstands, drips etc. to remove all splits, blisters and sags etc.; ensure asphalt is sealed around the balustrade feet. Leave clean and level to receive paint finish.		
5.8.04		Prepare and paint two coats RIW "Solarflect" solar reflective paint to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like. Includes previously unpainted drips, upstands, kerbs etc.		
5.8.05	Cost Option	Do not extend into the cash column. Lift existing lead flashings and neatly saw cut lock chases 15mm deep to the top level of all upstands, skirtings etc. for the application of an overlay roofing material. Redress flashings upon completion. Carefully remove bottom 2/3 courses of slates to mansard roof as required, and replace upon completion of the works. Employ a specialist subcontractor to apply Liquid Plastics Limited Decothane Gamma 20 waterproof non slip coating. Ensure all upstands are turned and sealed into lock chases.		

		<p>Coating to be dressed minimum 150mm up under slate mansard and be dressed down to form a neat drip edge 13mm deep.</p> <p>Liquid Plastics Ltd Astral House Miller Street PO Box 7 Preston Lancs</p> <p>Tel: 01772 259781 Fax: 01772 822016 Email: iw@liquidplastics.co.uk</p> <p>For the sum of £</p>		
5.9.00		Third Floor Rear Addition Roof No. 21		
5.9.01	Generally	Works comprise an overlay roofing finish.		
5.9.02		Remove all loose rubbish from the roof; dispose off site.		
5.9.03		Allow to remove and re-fit metal fire escape staircase landing and treads as required to gain access to the roof area. Prepare damaged areas of paintwork and spot prime with one coat Hammerite No. 1 rust beater primer; leave ready to receive decorations.		
5.9.04		Allow for the removal and re-fixing of upvc gutters to gain access to drips etc. for roof works.		
5.9.05	Roofing	Heat treat the asphalt to the exposed roof areas, including upstands, drips etc. to remove all splits, blisters and sags etc.; ensure asphalt is sealed around the balustrade feet and staircase steelwork. Leave clean and level to receive overlay roof finish.		
5.9.06		Lift existing lead flashings and neatly saw cut lock chases 15mm deep to the top level of all upstands, skirtings etc. for the application of an overlay roofing material. Redress flashings upon completion.		
5.9.07		Carefully remove bottom 2/3 courses of slates to mansard roof as required, and replace upon completion of the works.		
5.9.08		Employ a specialist subcontractor to apply Liquid Plastics Limited Decothane Gamma 20 waterproof non slip coating. Ensure all upstands are turned and sealed into lock chases. Coating to be dressed minimum 150mm up under slate mansard and be dressed down to form a neat drip edge 13mm deep.		

5.10.00		Third Floor Rear Addition Roof No. 23		
5.10.01	Generally	Works comprise the treatment of the asphalt roofing.		
5.10.02		Allow for the removal and re-fixing of upvc gutters to gain access to drips etc. for roof works.		
5.10.03	Roofing	Heat treat the asphalt & rubber to the exposed roof areas, including upstands, drips etc. to remove all splits, blisters and sags etc.; ensure asphalt is sealed around the balustrade feet. Leave clean and level to receive paint finish.		
5.10.04		Prepare and paint two coats RIW "Solarflect" solar reflective paint to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like. Includes previously unpainted drips, upstands, kerbs etc.		
5.10.05	Cost Option	Do not extend into the cash column. Lift existing lead flashings and neatly saw cut lock chases 15mm deep to the top level of all upstands, skirtings etc. for the application of an overlay roofing material. Redress flashings upon completion. Carefully remove bottom 2/3 courses of slates to mansard roof as required, and replace upon completion of the works. Employ a specialist subcontractor to apply Liquid Plastics Limited Decothane Gamma 20 waterproof non slip coating. Ensure all upstands are turned and sealed into lock chases. Coating to be dressed minimum 150mm up under slate mansard and be dressed down to form a neat drip edge 13mm deep. For the sum of £		
5.11.00		First Floor Rear Addition Roofs: Nos. 19, 21 & 23		
5.11.01	Generally	Works comprise an overlay roofing finish and minor repairs to balustrades and parapets.		
5.11.02	Repairs	Strip up all pedestrian roof tiles; dispose off site.		
5.11.03		Cut out lead flashing to rear wall parapet; dispose off site. Make good with Liquid Plastics Ltd Monofill polymer modified mortar. Form neat undercut joints to existing. Profile, finish and texture to match adjoining surfaces.		
5.11.04		Cut out lead flashing to party wall No. 25 parapet; dispose off site. Make good with Liquid Plastics Ltd Monofill polymer modified mortar. Form neat undercut joints to existing. Profile, finish and texture to match adjoining surfaces.		
5.11.05		Cut out cracks in existing render and make good with Liquid Plastics Ltd Monofill polymer modified mortar. Form neat undercut joints to existing. Profile, finish and texture to match adjoining surfaces.		

		<p>To the following areas: -</p> <ul style="list-style-type: none"> • Party wall No. 17 – 1no • Junction of party wall No. 17 with rear parapet – 3no • Rear parapet No. 21 – 1no • Rear parapet No. 23 – 1no • Party wall No. 25 – 2no 		
5.11.06		<p>Cut down 4no bolts to 25mm below the render surface in rear parapet wall No. 23 and make good with Liquid Plastics Ltd Monofill polymer modified mortar. Form neat undercut joints to existing. Profile, finish and texture to match adjoining surfaces.</p>		
5.11.07		<p>Allow for the removal and re-fixing of upvc gutters to gain access to drips etc. for roof works.</p>		
5.11.08	Roofing	<p>Heat treat the asphalt and overlay felt/rubber finishes to the exposed roof areas, including upstands, drips etc. to remove all splits, blisters and sags etc.; ensure asphalt is sealed around the balustrade feet and staircase steelwork. Leave clean and level to receive overlay roof finish.</p>		
5.11.09		<p>Lift existing lead flashings and neatly saw cut lock chases 15mm deep to the top level of all upstands, skirtings etc. for the application of an overlay roofing material. Redress flashings upon completion.</p> <p>To the following areas: -</p> <ul style="list-style-type: none"> • Party wall parapet No. 17 • Both sides party parapet wall No. 19/21 • Brickwork abutments to rear elevations and part party walls of Nos. 19, 21 & 23 		
5.11.10		<p>Neatly saw cut lock chases 15mm deep to the top of parapet walls for the application of an overlay roofing material.</p> <p>To the following areas: -</p> <ul style="list-style-type: none"> • Party wall parapet No. 17 • Party wall parapet No. 25 		
5.11.13		<p>Employ a specialist subcontractor to apply Liquid Plastics Limited Decothane Gamma 20 waterproof non slip coating. Ensure all upstands are turned and sealed into lock chases. Coating to be dressed minimum 150mm up under leadwork and be dressed down to form a neat drip edge 13mm deep.</p>		

		<p>To the following areas: -</p> <ul style="list-style-type: none"> • Roof areas • Over rear parapet and dressed down to form drip • Form drips into lightwells • Dressed up into low level flashings/chases at brickwork abutments and party walls Nos. 17, 19/21 • Up and onto parapet top and dressed into chase party parapet No. 25 • Up and onto parapet top above low level flashing party wall No. 17 • Capping to parapet wall No. 19/21 above low level flashings 		
5.11.14	Metalwork	To rear addition roof railings at first floor level: Install additional horizontal tubular mid rail closely to match existing section. Welded joints, ground to a smooth finish, to existing railings. Primed with Hammerite No. 1 rust beater primer, ready to receive decorations.		
5.12.00		Ground Floor Level Roof in Lightwell No. 21		
5.12.01	Generally	Works comprise minor repairs to coverings.		
5.12.02	Roofing	Heat treat the asphalt to the exposed roof areas, including upstands, drips etc. to remove all splits, blisters and sags etc. Leave clean and level to receive paint finish.		
5.12.03		Prepare and paint two coats RIW "Autopark" black protective coating to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.		
6.0.00		FRONT ELEVATION		
6.1.00		Front Elevation No. 19		
6.1.01	Generally	Works comprise cleaning down of the front elevation, minor brickwork and general repairs.		
6.1.02	Cleaning	<p>Employ a specialist contractor, to the approval of the Supervising Officer. To wash down the existing facing brickwork using the nebulous spray and bristle brush method, or equal and approved method of cleaning. A mild proprietary HF based cleaner is to be used as required. No grit blasting or caustic based or HC cleaner (e.g. Disclean) is to be used.</p> <p>The specialist contractor must be a member of an appropriate Trade Association. i.e. The Stone Federation.</p> <p>To the following areas: -</p> <ul style="list-style-type: none"> • Full front elevation of the building including lightwell <p>Ensure that all doors and windows are adequately masked and that the scaffolding is sheeted to provide complete protection to the general public as well as the tenants.</p> <p>Special care and attention is required to the cleaning of the moulded brickwork to the main entrance.</p>		

6.1.03	Brickwork Repairs	Allow the PROVISIONAL QUANTITY of 10m ² to rake out defective "fine" pointing to plain faced or moulded brickwork in small isolated areas, and re-point with Blue Lias Hydraulic Lime Mortar (1:3) with fine aggregate and colorant to match existing pointing.		
6.1.04		Allow the PROVISIONAL QUANTITY of 5m to rake out defective "fine" pointing to plain faced or moulded brickwork individual joints, and re-point with Blue Lias Hydraulic Lime Mortar (1:3) with fine aggregate and colorant to match existing pointing.		
6.1.05		Rake out defective "fine" pointing to full width of building between principal cornice and underside of coping, and re-point with Blue Lias Hydraulic Lime Mortar (1:3) with fine aggregate and colorant to match existing pointing.		
6.1.06	General Repairs	Rake out crack to coping on first floor square bay balcony to left side, and re-point with Blue Lias Hydraulic Lime Mortar (1:3). Form neat undercut joints to existing; finish to be smooth and even texture to match existing. Leave ready to receive decorations.		
6.1.07		To the moulding under the dentil course to the right side of the square bay at first floor level. Neatly cut back loose and friable material, scabble to form key and repair moulding exactly to match existing using Blue Lias Hydraulic Lime Render (1:2). Form neat undercut joints to existing; finish to be smooth and even texture to match existing. Leave ready to receive decorations.		
6.1.08		To the damaged/defective render arrisses to the right side base of the main entrance. Neatly cut back loose and friable material, scabble to form key and repair moulding exactly to match existing, using Blue Lias Hydraulic Lime Render (1:2). Form neat undercut joints to existing; finish to be smooth and even texture to match existing. Leave ready to receive decorations.		
6.1.09		Neatly cut back loose and friable material, scabble to from key, repair using Fosroc Nitomortar HB epoxy repair mortar, including any necessary formwork that may be required. Reinforce repairs with stainless steel dowels securely drilled and resin anchored to the existing substrate as required. Form neat undercut joints to existing; finish to be smooth and even with neat and regular pencil rounded arrisses. Leave ready to receive decorations. To the following areas: - • Scroll to top left of Dutch gable		
6.1.10		Supply and fix Code 4 lead flashing to the principal cornice at 2 nd floor level. Neatly cut joint in brickwork to provide fixing for lead and wedges; re-point upon completion with grey silicone mastic. Install flashings with 150mm upstand to the full width and depth of the top pediment and with a 25mm welted drip to the bottom edge.		

		Lead to be laid on a separating layer of non-woven geotextile matting.		
		Employ a specialist subcontractor, to the approval of the supervising officer, to clean and polish the tiling in the front entrance.		
6.2.00		Front Lightwell No. 19		
6.2.01	Generally	Works comprise minor repairs to brickwork and railings.		
6.2.02		Clean out under pavement vaults and remove all rubbish/debris off site.		
6.2.03	Repairs	To the brickwork to the side of the entrance steps over the entrance door: Re-face existing brickwork by rubbing with red facing brick closely to match existing.		
6.2.04		Re-fix railing handrail into brickwork adjacent to front entrance. Point in with Blue Lias Hydraulic Lime Mortar (1:3).		
6.3.00		Front Elevation No. 21		
6.3.01	Generally	Works comprise cleaning down of the front elevation, minor brickwork, stone and general repairs.		
6.3.02	Cleaning	Employ a specialist contractor, to the approval of the Supervising Officer, to wash down the existing facing brickwork using the nebulous spray and bristle brush method, or equal and approved method of cleaning. A mild proprietary HF based cleaner is to be used as required. No grit blasting or caustic based or HC cleaner (e.g. Disclean) is to be used. The Specialist Contractor must be a member of an appropriate Trade Association. i.e. The Stone Federation. To the following areas: - <ul style="list-style-type: none"> • Full front elevation of the building including lightwell Ensure that all doors and windows are adequately masked and that the scaffolding is sheeted to provide complete protection to the general public as well as the tenants. Special care and attention is required to the cleaning of the moulded brickwork to the main entrance.		
6.3.03	Brickwork Repairs	Allow the PROVISIONAL QUANTITY of 10m2 to rake out defective "fine" pointing to plain faced or moulded brickwork in small isolated areas, and re-point with Blue Lias Hydraulic Lime Mortar (1:3) with fine aggregate and colorant to match existing pointing.		

6.3.04		Allow the PROVISIONAL QUANTITY of 5m to rake out defective "fine" pointing to plain faced or moulded brickwork individual joints, and re-point with Blue Lias Hydraulic Lime Mortar (1:3) with fine aggregate and colorant to match existing pointing.		
6.3.05		Rake out defective "fine" pointing to full width of building between principal cornice and underside of coping, and re-point with Blue Lias Hydraulic Lime Mortar (1:3) with fine aggregate and colorant to match existing pointing.		
6.3.06		Make good 2no scaffold fixing points to left side of 2 nd floor window with Blue Lias Hydraulic Lime Mortar (1:3) with brick dust colorant. Flush pointing.		
6.3.07	Stonemason Repairs	<p>Employ a specialist stonemason, to the approval of the Supervising Officer, to repair damaged and/or defective stonework. All repairs are to be neatly cut in and fixed with stainless steel dowels securely drilled and resin anchored to the existing substrate as required. Finish exactly to match existing stone in colour and texture. Leave ready to receive decorations.</p> <p>In the following areas: -</p> <ul style="list-style-type: none"> • Top front edge to Dutch gable copings, left side corner and 3no straight copings • Bottom curved coping left side of Dutch gable at horizontal junction • Scroll detail to top right of Dutch gable 		
6.3.08		Allow the PROVISIONAL SUM of £1,000.00 for unforeseen stone repairs to Dutch gable. Upon the written instructions of the Supervising Officer.	1,000	00
6.3.09	General Repairs	<p>Neatly cut back loose and friable material, scabble to from key, repair using Fosroc Nitomortar HB epoxy repair mortar including any necessary formwork that may be required. Reinforce repairs with stainless steel dowels securely drilled and resin anchored to the existing substrate as required. Form neat undercut joints to existing; finish to be smooth and even with neat and regular pencil rounded arrisses. Leave ready to receive decorations.</p> <p>To the following areas: -</p> <ul style="list-style-type: none"> • Reinstate missing top moulding of Ground Floor cornice to match adjoining properties • Reinstate missing cornice to left side of main entrance arch to match right side 		

6.3.10		Supply and fix Code 4 lead flashing to the principal cornice at 2 nd floor level. Neatly cut joint in brickwork to provide fixing for lead and wedges; re-point upon completion in grey silicone mastic. Install flashings with 150mm upstand to the full width and depth of the top pediment and with a 25mm welted drip to the bottom edge. Lead to be laid on a separating layer of non-woven geotextile matting.		
6.3.11		Employ a specialist subcontractor, to the approval of the Supervising Officer, to clean and polish the tiling in the front entrance.		
6.4.00		Front Lightwell No. 21		
6.4.01	Generally	Works comprise minor repairs to brickwork and render.		
6.4.02		Clean out under pavement vaults and remove all rubbish/debris off site.		
6.4.03	Repairs	To the brickwork to the side of the entrance steps over the entrance door: Re face existing brickwork by rubbing with red facing brick closely to match existing.		
6.4.04		To the balustrade plinth adjacent to entrance pier. Neatly cut back loose and friable material, scabble to form key and repair plinth exactly to match existing using Blue Lias Hydraulic Lime Render (1:2). Form neat undercut joints to existing; finish to be smooth and even texture to match existing. Leave ready to receive decorations.		
6.4.05		Neatly cut back loose and friable material, scabble to form key, repair using Fosroc Nitomortar HB epoxy repair mortar including any necessary formwork that may be required. Reinforce repairs with stainless steel dowels securely drilled and resin anchored to the existing substrate as required. Form neat undercut joints to existing; finish to be smooth and even with neat and regular pencil rounded arrisses. Leave ready to receive decorations. To the following areas: - <ul style="list-style-type: none"> Reinstate missing external angle on cornice at ground floor window sill level adjacent RWP 		
6.5.00		Front Elevation No. 23		
6.5.01	Generally	Works comprise cleaning down of the front elevation, minor brickwork, stone and general repairs.		
6.5.02	Cleaning	Employ a specialist contractor, to the approval of the Supervising Officer, to wash down the existing facing brickwork using the nebulous spray and bristle brush method, or equal and approved method of cleaning. A mild proprietary HF based cleaner is to be used as required. No grit blasting or caustic based or HC cleaner (e.g. Disclean) is to be used.		

		<p>The specialist contractor must be a member of an appropriate Trade Association. Eg. The Stone Federation.</p> <p>To the following areas: -</p> <ul style="list-style-type: none"> • Full front elevation of the building including lightwell <p>Ensure that all doors and windows are adequately masked and that the scaffolding is sheeted to provide complete protection to the general public as well as the tenants.</p> <p>Special care and attention is required to the cleaning of the moulded brickwork to the main entrance.</p>		
6.5.03	Brickwork Repairs	Allow the PROVISIONAL QUANTITY of 10m2 to rake out defective "fine" pointing to plain faced or moulded brickwork in small isolated areas, and re-point with Blue Lias Hydraulic Lime Mortar (1:3) with fine aggregate and colorant to match existing pointing.		
6.5.04		Allow the PROVISIONAL QUANTITY of 5m to rake out defective "fine" pointing to plain faced or moulded brickwork individual joints, and re-point with Blue Lias Hydraulic Lime Mortar (1:3) with fine aggregate and colorant to match existing pointing.		
6.5.05		Rake out defective "fine" pointing to full width of building between principal cornice and underside of coping, and re-point with Blue Lias Hydraulic Lime Mortar (1:3) with fine aggregate and colorant to match existing pointing.		
6.5.06		Rake out defective "fine" pointing to the main elevation brickwork faces at first floor balcony level, and re-point with Blue Lias Hydraulic Lime Mortar (1:3) with fine aggregate and colorant to match existing pointing.		
6.5.07		<p>To the main elevation brickwork faces at first floor balcony level:</p> <p>Re face existing brickwork by rubbing with red facing brick closely to match existing.</p>		
6.5.08		<p>To front elevation No. 23: Carefully cut out 50no damaged or defective bricks to 38mm depth; dispose off site.</p> <p>Supply and lay new brick slips exactly to match existing in Blue Lias Hydraulic Lime Mortar (1:3), with fine aggregate and colorant to match existing "fine" pointing.</p> <p>Care should be taken to ensure that the continuity of the original brick bonding is maintained; all new brickwork is to be accurately aligned with the existing brickwork.</p> <p>The brick type is to be agreed with the Supervising Officer prior to the commencement of the works.</p>		

6.5.09	General Repairs	To the damaged/defective render arrisses to the arch over the main entrance. Neatly cut back loose and friable material, scabble to form key and repair moulding exactly to match existing using Blue Lias Hydraulic Lime Render (1:2). Form neat undercut joints to existing; finish to be smooth and even texture to match existing. Leave ready to receive decorations.		
6.5.10		Neatly cut back loose and friable material; scabble to from key; repair using Fosroc Nitomortar HB epoxy repair mortar including any necessary formwork that may be required. Reinforce repairs with stainless steel dowels securely drilled and resin anchored to the existing substrate as required. Form neat undercut joints to existing; finish to be smooth and even with neat and regular pencil rounded arrisses. Leave ready to receive decorations. To the following areas: - <ul style="list-style-type: none"> • Reinststate moulded edge to pier capping at first floor level on party wall 23/25 • Reinststate damaged edge to right side first floor balustrade over main entrance • Reinststate damaged edge to 1st floor window sill, left side 		
6.5.11		Supply and fix Code 4 lead flashing to the principal cornice at 2 nd floor level. Neatly cut joint in brickwork to provide fixing for lead and wedges; re-point upon completion with grey silicone mastic. Install flashings with 150mm upstand to the full width and depth of the top pediment and with a 25mm welted drip to the bottom edge. Lead to be laid on a separating layer of non-woven geotextile matting.		
6.5.12		Employ a specialist subcontractor, to the approval of the Supervising Officer, to clean and polish the tiling in the front entrance.		
6.5.13		Allow the PROVISIONAL SUM of £300.00 for repairs to front wall No. 23 where there is evidence of a leak into Flat No. 3 to the left side of the window head. Upon the written instructions of the Supervising Officer.	300	00
6.6.00		Front Lightwell No. 23		
6.6.01	Generally	Works comprise minor repairs to brickwork and render.		
6.6.02		Clean out under pavement vaults and remove all rubbish/debris off site.		
6.6.03	Repairs	To the brickwork to the side of the entrance steps over the entrance door: Re face existing brickwork by rubbing with red facing brick closely to match existing.		

6.6.04		To ground floor window sill No. 23: Rake out debris etc.; point 2no cracks in sill with Blue Lias Hydraulic Lime Mortar (1:3); flush finish.		
6.6.05		To basement level render band No. 23: Rake out debris etc.; point 2no cracks in band with Blue Lias Hydraulic Lime Mortar (1:3); flush finish.		
6.6.06		<p>Neatly cut back loose and friable material, scabble to from key, repair using Fosroc Nitomortar HB epoxy repair mortar including any necessary formwork that may be required. Reinforce repairs with stainless steel dowels securely drilled and resin anchored to the existing substrate as required. Form neat undercut joints to existing; finish to be smooth and even with neat and regular pencil rounded arrisses. Leave ready to receive decorations.</p> <p>To the following areas: -</p> <ul style="list-style-type: none"> • Reinststate damaged edge on cornice at ground floor window sill level adjacent RWP 		
7.0.00		REAR ELEVATION		
7.1.00		Rear Elevation No. 19 First Floor Level & Above		
7.1.01	Generally	Works comprise cleaning down of the rear elevation, minor brickwork, stone and general repairs.		
7.1.02	Cleaning	<p>Employ a specialist contractor, to the approval of the Supervising Officer, to wash down the existing facing brickwork using the nebulous spray and bristle brush method, or equal and approved method of cleaning. A mild proprietary HF based cleaner is to be used as required. No grit blasting or caustic based or HC cleaner (e.g. Disclean) is to be used.</p> <p>The specialist contractor must be a member of an appropriate Trade Association. Eg. The Stone Federation.</p> <p>To the following areas: -</p> <ul style="list-style-type: none"> • Full rear elevation of the building including return elevation and basement lightwell <p>Ensure that all doors and windows are adequately masked and that the scaffolding is sheeted to provide complete protection to the general public as well as the tenants.</p> <p>Ensure paint splashes are removed in the cleaning process.</p>		
7.1.03	Brickwork Repairs	Allow the PROVISIONAL QUANTITY of 10m2 to rake out defective pointing to plain faced or moulded brickwork in small isolated areas, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
7.1.04		Allow the PROVISIONAL QUANTITY of 5m to rake out defective pointing to plain faced or moulded brickwork individual joints, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		

7.1.05		Rake out defective pointing to 2 nd floor window arch, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
7.1.06		Carefully cut out damaged or defective brick to 3 rd floor window arch; dispose off site. Supply and lay new brick exactly to match existing in Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing. Care should be taken to ensure that the continuity of the original brick bonding is maintained; all new brickwork is to be accurately aligned with the existing brickwork. The brick type is to be agreed with the Supervising Officer prior to the commencement of the works.		
7.1.07	General Repairs	To 3 rd floor window sill, rake out debris etc. point crack in sill with Blue Lias Hydraulic Lime Mortar (1:3), flush finish.		
7.2.00		Rear Lightwell No. 19 Basement Level & Above		
7.2.01	Generally	Works comprise cleaning down of the rear elevation, minor brickwork, stone and general repairs.		
7.2.02	Cleaning	Included in Clause 7.1.02		
7.2.03	General Repairs	Rake out debris etc. point crack in sill with Blue Lias Hydraulic Lime Mortar (1:3); flush finish. To the following areas: - <ul style="list-style-type: none"> • Rear elevation 2nd floor sill – 2no • Rear elevation 1st floor sill – 1no • Rear elevation ground floor sill – 3no 		
7.3.00		Rear Elevation No. 21 First Floor Level & Above		
7.3.01	Generally	Works comprise cleaning down of the rear elevation, minor brickwork, stone and general repairs.		
7.3.02	Cleaning	Employ a specialist contractor, to the approval of the Supervising Officer, to wash down the existing facing brickwork using the nebulous spray and bristle brush method, or equal and approved method of cleaning. A mild proprietary HF based cleaner is to be used as required. No grit blasting or caustic based or HC cleaner (e.g. Disclean) is to be used. The specialist contractor must be a member of an appropriate Trade Association. eg. The Stone Federation,		

		<p>To the following areas: -</p> <ul style="list-style-type: none"> • Full rear elevation of the building including return elevation and basement lightwell <p>Ensure that all doors and windows are adequately masked and that the scaffolding is sheeted to provide complete protection to the general public as well as the tenants.</p> <p>Ensure paint splashes are removed in the cleaning process.</p>		
7.3.03	Brickwork Repairs	Allow the PROVISIONAL QUANTITY of 10m ² to rake out defective pointing to plain faced or moulded brickwork in small isolated areas, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
7.3.04		Allow the PROVISIONAL QUANTITY of 5m to rake out defective pointing to plain faced or moulded brickwork individual joints, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
7.3.05	General Repairs	To 2 nd floor blind window sill, rake out debris etc. point crack in sill with Blue Lias Hydraulic Lime Mortar (1:3); flush finish.		
7.3.06		Remove redundant cable ties and brackets, approximately 3no & 4no respectively. Remove redundant cable ties and brackets. Make good with Blue Lias Hydraulic Lime Mortar (1:3), flush finish.		
7.4.00		Rear Lightwell No. 21 Basement Level & Above		
7.4.01	Generally	Works comprise cleaning down of the rear elevation, minor brickwork, stone and general repairs.		
7.4.02	Cleaning	Included in Clause 7.3.02		
7.4.03	Brickwork Repairs	Rake out crack on rear elevation from 1 st floor window head to 2 nd floor window sill, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
7.4.04	General Repairs	<p>Rake out debris etc. Point crack in sill with Blue Lias Hydraulic Lime Mortar (1:3); flush finish.</p> <p>To the following areas: -</p> <ul style="list-style-type: none"> • Rear elevation 2nd floor sill – 1no • Rear elevation 1st floor sill – 2no 		
7.4.05		Remove redundant cable ties: approximately 9no. Remove redundant cable ties and brackets. Make good with Blue Lias Hydraulic Lime Mortar (1:3); flush finish.		
7.5.00		Rear Elevation No. 23 First Floor Level & Above		
7.5.01	Generally	Works comprise cleaning down of the rear elevation, minor brickwork, stone and general repairs.		

7.5.02	Cleaning	<p>Employ a specialist contractor, to the approval of the Supervising Officer, to wash down the existing facing brickwork using the nebulous spray and bristle brush method, or equal and approved method of cleaning. A mild proprietary HF based cleaner is to be used as required. No grit blasting or caustic based or HC cleaner (e.g. Disclean) is to be used.</p> <p>The specialist contractor must be a member of an appropriate Trade Association. eg. The Stone Federation.</p> <p>To the following areas: -</p> <ul style="list-style-type: none"> • Full rear elevation of the building including return elevation and basement lightwell <p>Ensure that all doors and windows are adequately masked and that the scaffolding is sheeted to provide complete protection to the general public as well as the tenants.</p> <p>Ensure paint splashes are removed in the cleaning process.</p>		
7.5.03	Brickwork Repairs	Allow the PROVISIONAL QUANTITY of 10m ² to rake out defective pointing to plain faced or moulded brickwork in small isolated areas, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
7.5.04		Allow the PROVISIONAL QUANTITY of 5m to rake out defective pointing to plain faced or moulded brickwork individual joints, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
7.5.05		Rake out defective pointing to chimney margin/party wall No. 25 from 1 st floor roof level up to coping, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
7.5.06		<p>Carefully cut out 2no damaged or defective bricks to 3rd floor window arch; dispose off site.</p> <p>Supply and lay new brick exactly to match existing in Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.</p> <p>Care should be taken to ensure that the continuity of the original brick bonding is maintained. All new brickwork is to be accurately aligned with the existing brickwork.</p> <p>The brick type is to be agreed with the Supervising Officer prior to the commencement of the works.</p>		
7.6.00		Rear Lightwell No. 23 Basement Level & Above		
7.6.01	Generally	Works comprise cleaning down of the rear elevation, minor brickwork, stone and general repairs.		

7.6.02	Cleaning	Included in Clause 7.5.02 Ensure air conditioning units on rear elevation on line of party wall 21/23 are fully protected from ingress of dust, dirt, water etc.		
7.6.03	Brickwork Repairs	Rake out defective pointing to left jamb of 2 nd floor rear elevation window and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
7.6.04		Rake out defective pointing to right jamb of 1 st /2 nd floor south elevation blind window, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
7.6.05		Rake out defective pointing to ground floor left side window arch, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
7.6.06		Carefully cut out damaged or defective bricks; dispose off site. Supply and lay new brick exactly to match existing in Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing. To the following locations: - <ul style="list-style-type: none"> • Rear elevation ground floor left side window jamb – 7no • North elevation ground floor left side window, right side jamb – 1no • North elevation ground floor right side window, right side jamb – 1no Care should be taken to ensure that the continuity of the original brick bonding is maintained; all new brickwork is to be accurately aligned with the existing brickwork. The brick type is to be agreed with the Supervising Officer prior to the commencement of the works.		
7.6.07	General Repairs	To north elevation under left side ground floor window: Make good hole in brickwork with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
7.7.00		Rear Elevation Nos. 19 - 23 Ossington Street		
7.7.01	Generally	Works comprise cleaning down of the rear elevation, minor brickwork and general repairs.		
7.7.02	Cleaning	Employ a specialist contractor, to the approval of the Supervising Officer, to wash down the existing facing brickwork using the nebulous spray and bristle brush method, or equal and approved method of cleaning. A mild proprietary HF based cleaner is to be used as required. No grit blasting or caustic based or HC cleaner (e.g. Disclean) is to be used.		

		<p>The Specialist Contractor must be a member of an appropriate Trade Association. eg. The Stone Federation.</p> <p>To the following areas: -</p> <ul style="list-style-type: none"> • Full rear elevation of the building including return elevation and basement lightwell <p>Ensure that all doors and windows are adequately masked and that the scaffolding is sheeted to provide complete protection to the general public as well as the tenants.</p>		
7.7.03		Rake out defective pointing to face and margin of brick coping at 1 st floor roof level for the full width of all properties, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
7.7.04		<p>Carefully cut out damaged or defective bricks; dispose off site.</p> <p>Supply and lay new bricks exactly to match existing in Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.</p> <p>To the following locations: -</p> <ul style="list-style-type: none"> • No. 19 ground floor left side window, left jamb – 1no • No. 21 basement, left side window arch – 3no <p>Care should be taken to ensure that the continuity of the original brick bonding is maintained. All new brickwork is to be accurately aligned with the existing brickwork.</p> <p>The brick type is to be agreed with the Supervising Officer prior to the commencement of the works.</p>		
8.0.00		ELEVATIONS GENERALLY		
8.0.01	Joinery Repairs	Allow to carry out an intrusive survey of all doors and windows to ascertain the extent of joinery repairs required.		
8.0.02		<p>Repairs to defective joinery to be completed using Window Care Systems Ltd "Dry Flex" prior to paint joinery repair system.</p> <p>Window Care Systems Ltd Unit E Sawtry Business Park Glatton Road Sawtry Huntingdon Cambs PE17 5SR</p> <p>Tel: 01487 830 311 Fax: 01487 832 876</p>		

		<p>Volume not exceeding 1,000mm³</p> <p>£</p> <p>Volume 1,000 – 5,000mm³</p> <p>£</p> <p>Volume 5,000 – 10,000mm³</p> <p>£</p> <p>Volume 10,000 – 15,000mm³</p> <p>£</p> <p>Volume 15,000 – 20,000mm³</p> <p>£</p> <p>Volume 20,000 – 30,000mm³</p> <p>£</p> <p>Volume 30,000 – 40,000mm³</p> <p>£</p> <p>Volume 40,000 – 50,000mm³</p> <p>£</p> <p>Volume 50,000 – 60,000mm³</p> <p>£</p>		
8.0.03		Allow the PROVISIONAL SUM of £6,000.00 for Windowcare Repairs completed against the Schedule of Rates. Upon the written instructions of the Supervising Officer.	6,000	00
8.0.04		<p>Cut out and replace defective sills: - Sill length is defined as equal to full width of each sash.</p> <p>Cut out all rotten, infested or damaged timber back to a solid base.</p> <p>Piece in hardwood sill exactly to match original in profile. Repair to have undercut joints and be fixed with sheradised screws and waterproof adhesive.</p> <p>Prime and leave ready to receive decorations.</p> <p>Make good and re-point adjacent disturbed brickwork in cement lime mortar (1:1:6) to match existing.</p> <p>Make good and extend neat undercut surround in 2 coat cement lime mortar forming neat undercut joint with existing, repair to match existing in profile and texture.</p> <p>Allow to maintain the security of the property and for all temporary weatherproofing in connection with this item.</p>		

		<p>Length not exceeding 500mm</p> <p>£</p> <p>Length 500 – 750mm</p> <p>£</p> <p>Length 750 – 1000mm</p> <p>£</p> <p>Length 1000 – 1250mm</p> <p>£</p> <p>Length 1250 – 1500mm</p> <p>£</p> <p>Length 1500 – 1750mm</p> <p>£</p> <p>Length 1750 – 2000mm</p> <p>£</p> <p>Length 2000 – 2250mm</p> <p>£</p> <p>Length 2250 – 2500mm</p> <p>£</p>		
8.0.05		Allow the PROVISIONAL SUM of £1,500.00 for window sill replacements completed against the Schedule of Rates. Upon the written instructions of the Supervising Officer.	1,500	00
8.0.06		Clean out drips to stone window sills.		
8.0.07		Unblock/clear all air bricks to ensure unrestricted airflow.		
8.0.08		Replace all damaged or missing boiler/ventilation cowls/grilles.		
8.0.09		Allow to employ a specialist subcontractor to neatly re-wire all TV ariel and satellite installations. Neatly clip or tie all cables as necessary and remove all obviously redundant cables. Inspect all cable entries and allow to re-seal with silicone mastic as necessary.		
8.0.10		Cut back excessively long projecting overflow pipes with a neat 45° splay cut to approximately 150-200mm long.		
8.0.11		Lengthen short projecting overflow pipes to approximately 150-200mm long with appropriate material to match existing; finish with a neat 45° splay cut.		

8.0.12		<p>Hack out loose and defective pointing to the reveals of all openings abutting timber frames. Re-point in cement lime mortar (1:1:6) all gaps in excess of 5mm and leave ready to receive polysulphide mastic pointing. Gaps less than 5mm to be left ready to receive polysulphide pointing.</p> <p>Note: - Expandafom filler may be used to fill excessively large gaps, under the direction of the Supervising Officer. Polysulphide mastic pointing is included in the External Redecorations section of the specification.</p>		
8.0.13		Clean out all external light fittings, inspect and allow to leave in good working order.		
8.0.14		<p>Clean down entryphone consoles and replace all identity labels in entryphone system with neatly typed labels.</p> <p>Note: - A list of all occupants is available from the Supervising Officer.</p>		
9.0.00		EXTERNAL WORKS		
9.0.01	Paved Areas	<p>Scrape off all moss and lichens etc. to all paved areas, entrances and steps, pressure wash and treat with an anti fungicidal solution. Remove all debris and sweep clean.</p> <p>Allow for the removal and reinstatement of decking area to No. 19 rear lightwell.</p>		
9.0.02		Carefully lift gratings to void abutting Ossington Street elevations of Nos. 19 – 23, clean out all rubbish/debris and dispose off site. Pressure wash and treat with an anti fungicidal solution. Replace grating upon completion.		
10.0.00		UNDERGROUND DRAINAGE		
10.0.01		Allow for a CCTV survey and video/written report of all drainage to Nos. 19 - 23.		
10.0.02		Lift all manhole covers and gully gratings, clear out all debris and flush through to ensure that all drains are free flowing. Re-grease manhole covers to maintain seal.		
10.0.03		Allow the PROVISIONAL SUM of £1,000.00 for works in connection with damaged drainage. Upon the written instructions of the Supervising Officer.	1,000	00
11.0.00		EXTERNAL REDECORATIONS		
11.0.01	Generally	The external redecorations are to include for all items that have been previously or are usually decorated to all of the roof and external elevations of the building including garden walls, vaults, vault & store doors (both sides whether previously decorated or not), boundary railings and gates, piers and such like.		

11.0.02		Remove all existing ironmongery, light fittings etc. as required to facilitate redecorations, label, polish and refit on completion of the redecoration works. Ensure that all light fittings are in working order on completion.		
11.0.03		Allow to decorate the previously undecorated sections of grey upvc pipework of the SVP stacks and cast iron air bricks in brickwork walls.		
11.0.04		Allow carefully to remove, protect and reinstate on completion, all existing decking, trellis work, decorative pots, features fixed to walls/railings etc. free standing tubs, pots, garden furniture and the like. All reasonable care should be exercised when transporting clients' fixtures and fittings. Note: - Climbing plants directly attached to walls are to be carefully removed prior to decorations and re-fixed upon completion using straining wires and eyes plugged and screwed to walls.		
11.0.05		All windows and doors are to be painted open; all opening edges are to be painted.		
11.0.06		All cracks in render and stonework are to be cut out to form a "V" joint and made good with Toupret Murex filler and rubbed down to form a smooth continuous surface with adjoining materials. Prior to filling, treat all soft, friable or dusty surfaces with Toupret Penetrating Hardener. Toupret Filler Agency Hill & Rednall Limited 99 Revelstoke Road London SW18 5NL Tel: 020 8946 2701 Fax: 020 8946 2862		
11.0.07		Crevices and nail holes in timber shall be stopped with an exterior quality filler and rubbed down to form a smooth continuous surface with adjoining materials.		
11.0.08		All knots shall be treated with "Shellac" knotting dissolved in methylated spirit and free from resin or naphth.		
11.0.09		No exterior or exposed painting shall be carried out under adverse weather conditions such as extremes of temperature, or during rain, fog etc.		
11.0.10		No paint shall be applied to surfaces structurally or superficially damp. All surfaces to be free from condensation, dust and dirt etc. before the application of each coat.		

11.0.11		Each coat when dry shall be properly rubbed down before the application of the following coat. Any new paintwork found to be defective is to be well rubbed down to remove blemishes and a further coat of finishing paint applied.		
11.0.12		All preservative/decorative wood stains are to be manufactured by Sadolin UK Ltd, from their "Classic" range, or equal and approved by the Supervising Officer, unless noted otherwise. All colours to be agreed with the Supervising Officer prior to commencement.		
11.0.13		All other paints and decorative materials are to be selected from the Johnstone's range or equal and approved by the Supervising Officer, unless noted otherwise. Kalon Limited Huddersfield Road Birstall Batley West Yorkshire WF17 9XA Tel: 01924 354100 Fax: 01924 354101 Web: www.kalon.com All colours to be agreed with the Supervising Officer prior to commencement.		
11.0.14		Where the removal of existing defective paintwork is specified by hot work i.e., "burning off" or chemical stripping, defective paintwork to reveals, heads and sills of door and window openings and from timber door and window frames and sills, fascias and soffits shall only be removed by a suitable paint stripper. All "burning off" shall only be undertaken by suitably qualified operatives who have been fully trained in the company's site safety policy. All "burning off" operations are to be constantly supervised by a member of the site management team and "burning off" must cease at least two hours before the site is vacated for the day.		
11.0.15	Redecoration Works	Allow to burn off the following areas of masonry paint, prepare and apply one coat Johnstone's Stormshield Quick Drying Stabilising Solution. <ul style="list-style-type: none"> Nos. 19, 21 & 23 - Front balcony coping to square bay at first floor level 		
11.0.16		Allow to burn off the following areas of gloss paint, prepare and apply one coat Johnstone's Stormshield Flexible Primer Undercoat. NO BURNING OFF IS REQUIRED		

11.0.17		<p>To new primed woodwork, rub down, wash down with Johnstone's Performance Coatings Cleaner & Degreaser and rinse with fresh clean water, prepare to remove all dirt, grease etc, etc, dust off. Paint one coat Johnstone's Stormshield Flexible Primer Undercoat to all bare areas including any end grain. Make good to all nail holes, open joints and open grain with exterior flexible stopper, allow to dry, sandpaper smooth and dust off. Repair damaged glazing compounds and allow to harden. Apply two coats Johnstone's Stormshield Flexible Primer Undercoat overall and finish with two coats of Johnstone's Stormshield Flexible Gloss.</p> <p>Note: - All external hardwood door thresholds are to be stripped and prepared as above and finished with two coats boiled linseed oil.</p>		
11.0.18		<p>To existing gloss painted woodwork, rub down, wash down with Johnstone's Performance Coatings Cleaner & Degreaser and rinse with fresh clean water, prepare to remove all dirt, grease etc, etc, dust off. Paint one coat Johnstone's Stormshield Flexible Primer Undercoat to all bare areas including any end grain. Make good to all nail holes, open joints and open grain with exterior flexible stopper, allow to dry, sandpaper smooth and dust off. Repair damaged glazing compounds and allow to harden. Bring forward made good areas with one coat of Johnstone's Stormshield Flexible Primer Undercoat, apply one coat Johnstone's Stormshield Flexible Primer Undercoat overall and finish with two coats of Johnstone's Stormshield Flexible Gloss.</p> <p>Note: - All external hardwood door thresholds are to be stripped and prepared as above and finished with two coats boiled linseed oil.</p> <p>The Contractor is to identify the sum included for the decoration of the Main Entrance door and frame to No.23</p> <p>£</p>		
11.0.19		<p>To existing stained and varnished woodwork, rub down, wash down with Johnstone's Performance Coatings Cleaner & Degreaser and rinse with fresh clean water, prepare to remove all dirt, grease etc, etc, dust off. Paint one coat Sadolin Classic base coat to bring forward colour as required to all bare areas including any end grain. Make good to all nail holes, open joints and open grain with tinted exterior flexible stopper. Rub down and treat with two coats of Johnstone's Yacht varnish.</p>		

11.0.20		To wood fences and decking , rub down, wash down with Johnstone's Performance Coatings Cleaner & Degreaser and rinse with fresh clean water, prepare to remove all dirt, grease etc, etc, dust off. Paint one coat Sadolin Classic base coat to bring forward colour as required to all bare areas including any end grain. Treat with two coats Sadolin Extra wood stain.		
11.0.21		To new metalwork , degrease with oil and grease remover, wash down with fresh clean water and allow to dry. Prime with one coat Hammerite No. 1 rust beater primer. Finish with two coats Hammerite smooth gloss finish.		
11.0.21		To existing metalwork including cast iron SVPs & RWPs , degrease with oil and grease remover, wash down with fresh clean water and allow to dry, hand tool corroded areas and rub down remaining areas of paintwork to remove nibs and to provide a key. Dust off and ensure surfaces are clean and dry. Spot prime with one coat Hammerite No. 1 rust beater primer. Bring forward made good areas with one coat Hammerite No. 1 rust beater primer. Finish with two coats Hammerite smooth gloss finish. NOTE:- All ground floor railings, balustrades and gates to front lightwells are to be stripped of existing paint using needle guns.		
11.0.22		To upvc pipework , rub down, wash down with Johnstone's Performance Coatings Cleaner & Degreaser and rinse with fresh clean water, prepare to remove all dirt, grease etc, etc, dust off. Apply one coat Johnstone's Stormshield Flexible Primer Undercoat overall and finish with two coats of Johnstone's Stormshield Flexible Gloss.		
11.0.23		To existing render and stonework where previously painted, remove all paint which is flaking, heavily layered or generally unsound by scraping, chipping and stiff bristle brushing back to a sound edge. Treat areas of mould growth with Mangers Extra Strong Sterilisation Wash, rinse with clean cold water and allow to dry, heavily affected areas to be treated twice. Remove all loose, powdery and friable coatings. Make good defects and cracks. Treat all stained and new areas with one coat Dacrylate solvent borne Acrylic Masonry Sealer Ref:59-10. Ensure all surfaces are clean, sound, dust free and free of contaminants. Apply one coat Dacrylate solvent borne Acrylic Masonry Undercoat Ref:59-11 and two coats of Dacrylate solvent borne Acrylic Gloss Ref:59-8. Note: - Any areas that remain powdery and friable after preparation are to be sealed with Toupret Penetrating Hardener.		

		Dacrylate Group of Companies Lime Street Kirkby in Ashfield Nottingham NG17 8AL Tel: 01623 753845 Fax: 01623 720995 Email: sales@dacrylate.co.uk		
11.0.24		To existing render and stonework where previously bitumen painted, treat areas of mould growth with fungicidal solution, rinse with clean cold water and allow to dry. Remove all loose, powdery and friable coatings. Make good defects and cracks. Treat all new surfaces and stained areas with one coat sealer. Ensure all surfaces are clean, sound, dust free and free of contaminants. Apply two coats RIW Autopark. Note: - Any areas that remain powdery and friable after preparation are to be sealed with a thinned coat of primer sealer.		
11.0.25		Allow the PROVISIONAL SUM of £500.00 for the replacement of damaged glass. Upon the written instructions of the Supervising Officer.	500	00
11.0.26		Allow for re-painting existing numerals to ground front entrances in contrasting colour.		
11.0.27		All external glazing is to be cleaned upon completion of the works.		
11.0.28		All external upvc window frames are to be cleaned with proprietary upvc cleaner upon completion of the works.		
11.0.29		Rake out all existing mastic to reveals and prepare to receive new mastic. Provide one part polysulphide mastic in tint to be selected by Supervising Officer to all door and window reveals where normally treated. The existing pointing is to be raked out prior to redecorations and the re-pointing is to be undertaken when the redecorations are complete.		
		INTERNAL WORKS		
	Flat 3 – Basement No. 23	Allow the PROVISIONAL SUM of £600.00 for Re-decoration works to Flat 3 following water ingress. Upon the written instructions of the Supervising Officer.	600	00
	Flat 6 – Ground Floor No. 23	Allow the PROVISIONAL SUM of £1,500.00 for Re-decoration works to Flat 6 following water ingress. Upon the written instructions of the Supervising Officer.	1,500	00
	Flat 14 – 3 rd Floor No. 21	Allow the PROVISIONAL SUM of £250.00 for survey & rectification of the source of “cooking smells” into Flat 14. Upon the written instructions of the Supervising Officer.	250	00

		Allow the PROVISIONAL SUM of £600.00 for Re-decoration works to Flat 14 following water ingress. Upon the written instructions of the Supervising Officer.	600	00
		~~~ <b>END</b> ~~~		
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**FORM OF TENDER**

Ref: 2862

Dear Sirs

**19 – 23 Palace Court, London, SW2 4LP**

Having examined the conditions of contract and specification for works required at the above property, we hereby tender and undertake to carry out and complete the whole of the said works in conformity with the said conditions of contract and specification for the sum of .....exclusive of VAT.

We further undertake to commence works on site .....weeks after acceptance of our tender and to complete the whole of the works within .....working weeks of commencement on site.

This tender has been prepared in accordance with the Minor Works Building Contract issued by the Joint Contracts Tribunal in 1980 (as amended) and is an agreed lump sum on the understanding that it is accepted within three months from the date stated below.

We agree that unless and until this formal agreement is prepared and executed this tender, together with your written acceptance thereof, shall constitute a binding contract between us.

We understand that you are not bound to accept the lowest or any tender you may receive.

Yours faithfully

Signed .....

For and on behalf of .....

Address .....

.....

Date .....