

**SPECIFICATION FOR  
EXTERNAL REPAIRS & REDECORATION**

**AT**

**38 – 42 EGERTON GARDENS  
LONDON SW3 2BZ**

29 April 2005

## PRELIMINARIES

### PARTICULARS OF CONTRACT

0.1	<b>SITUATION OF WORKS</b>	38-42 Egerton Gardens London, SW3
0.2	<b>DESCRIPTION OF WORKS</b>	The Works comprise the external repair and redecoration of the property
0.3	<b>EMPLOYER</b>	Hans Patyne Esq on behalf of the lessees of 38-42 Egerton Gardens London SW3 2BZ
0.4	<b>SURVEYOR</b>	Richard Birchall Associates 17 St. Albans Grove Kensington London W8 5BP  Tel: 020-7727-9739 Fax: 020-7938 4398 Mobile: 07836-634014 E-mail: <a href="mailto:surveyor@surveyors.co.uk">surveyor@surveyors.co.uk</a>
0.5	<b>ACCESS TO THE SITE</b>	<p>By prior arrangement as below:</p> <p>Access to the rear elevation is via the communal gardens. A key is to be available, by prior arrangement, from the managing agents Abbott Management the offices of which are nearby at 26a Cadogan Square, SW1X 0JP Tel: 020-7225-1995.</p> <p>Access to the main roof areas can only be gained through the penthouse flat by prior arrangement. Flat 16: Mr Carlo Battaglia, Flat 16, 42 Egerton Gardens, London SW3 2BZ</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	<b>DATE FOR RETURN OF TENDER</b>	By 17:00 on Friday 01 July 2005
0.7	<b>DEFECTS LIABILITY PERIOD</b>	Six Months
0.8	<b>LIQUIDATED DAMAGES</b>	£1,500 per week
0.9	<b>CONTINGENCIES</b>	£10,000.00
0.10	<b>INSURANCES</b>	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	<b>SPECIAL INFORMATION</b>	The pre-tender Health & Safety file forms a separate document.
0.12	<b>CONTRACT ADMINISTRATION</b>	<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.</p> <p>All correspondence, issue of instructions, queries etc. will be conducted using email.</p>

**FORM OF TENDER**

Ref: 2878

Dear Sirs

**Hans Patyne Esq on behalf of the lessees of 38-42 Egerton Gardens, LondonSW3 2BZ  
38 – 42 Egerton Gardens, London, SW3**

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 .....