

**SPECIFICATION FOR
EXTERNAL REPAIRS & REDECORATION**

AT

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

29 April 2005

PRELIMINARIES

PARTICULARS OF CONTRACT

0.1	SITUATION OF WORKS	38-42 Egerton Gardens London, SW3
0.2	DESCRIPTION OF WORKS	The Works comprise the external repair and redecoration of the property
0.3	EMPLOYER	Hans Patyne Esq on behalf of the lessees of 38-42 Egerton Gardens London SW3 2BZ
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 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	DATE FOR RETURN OF TENDER	By 17:00 on Friday 01 July 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	The pre-tender Health & Safety file forms a separate document.
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.</p> <p>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.

- 1.21 SCAFFOLDING The Contractor shall provide, erect and maintain all necessary hoists, scaffolding, mechanical equipment, plant etc of all descriptions required for the safe, proper and expeditious completion of the work including materials, men, superintendence and hoarding.
- PLANT AND TOOLS
- He shall also provide all necessary screens, guard rails, dust proof or other partitions and other ample and adequate protection for the premises and occupants. He shall allow sub-contractors free use of the same and shall remove all as and when required or when directed by the surveyor.
- 1.22 WATCHING AND The Contractor is to provide all necessary temporary screens, dust sheets, tarpaulins and the like to exclude the weather and unauthorised intruders from whatsoever cause during the course of the works and to limit nuisance arising from dust and is to erect, maintain, alter, adapt and subsequently remove and clear away the same on completion.
- LIGHTING
- The Contractor is to allow for covering and protecting all new and existing work as may be necessary to keep the same free of injury arising from whatsoever cause during the course of the works, and is to make good at his own expense any damage or other consequence arising from the neglect of this provision.
- The Contractor is to provide all necessary day and night watching, lighting, barriers etc that may be required for the protection of the works and the safety of the public.
- 1.23 TRADE SIGNS AND The Contractor shall not display any advertisement or any boarding, neither shall he permit any other advertisements to be displayed without the written authority of the surveyor. The Contractor's site board will usually be allowed.
- PROFESSIONAL
- NAME BOARD
- The Contractor shall allow for fixing a standard chartered surveyor's board.
- 1.24 WATER, Allow for providing mains water and electricity. The Contractor is to pay all charges and allow for providing and subsequently removing all temporary plumbing, storage systems or wiring etc. Arrangements are to be made with the Public Utility concerned at the outset of the works.
- ELECTRICITY,
- TELEPHONE ETC
- The Contractor is to have connected a telephone for his use and use of sub-Contractors and is to pay all charges incurred. A mobile telephone in the possession of the foreman will comply with this requirement.
- 1.25 STORAGE OF The Contractor shall provide all temporary huts or other means of storage necessary for the protection and safekeeping of all materials supplied in accordance with the contract works in positions to be approved in advance by the surveyor.
- MATERIALS
- Any rooms within the building allocated to the Contractor for his use during the contract shall be returned to the employer in a good clean condition on completion of the works and all damage made good.
- 1.26 SET OUT The Contractor is to set out the works and will be responsible for the accuracy of the same. The errors in setting out or defective workmanship executed by his own men or by the sub-Contractors shall be remedied to the entire satisfaction of the surveyor.

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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

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| 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 DECORATORS

2.32 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 Naphth.

- 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 38 - 42 EGERTON GARDENS		
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 completed during Spring 2006		
3.0.03	Occupation	Throughout the works the residents 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	Wellcome Trust Estate Specification	38-42 Egerton Gardens form part of the Wellcome Trust Estate and all works are to be completed in accordance with the Wellcome Trust Estate Specification in Appendix A. Any discrepancies between the specifications are to be reported to the Supervising Officer. In the event of any discrepancy the higher specification shall be deemed to be included.		
3.0.06	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, Wellcome Trust requirements and that 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.		
3.0.07		All scaffolding subcontractors shall be members of the National Association of Scaffolding Contractors or The London Association of Private Scaffolding Contractors.		

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		<p>All persons engaged on scaffolding work shall be registered scaffolders.</p> <p>The Wellcome Trust Estate Management reserves the right to call for an alternative scaffolding subcontractor to carry out the scaffolding work.</p>		
3.0.08		Scaffolding is NOT to be raised from balconies, porches and roofs.		
3.0.09	Scaffold Security	<p>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.</p> <p>UBX Security Plc 153 Westbourne Grove London W11 2RS</p> <p>Tel: 020 7229 0999 Fax: 020 7792 4999</p>		
3.0.10		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.		
3.0.11	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.		
3.0.12	Scaffold Safety	<p>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.</p> <p>All ladders are to be locked away above the first lift of scaffold at the end of each working day.</p>		
3.0.13	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.		

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4.0.00		MAIN ROOF LEVEL		
4.0.01	Generally	The Works comprise repair works to coverings, parapets and flashings.		
4.0.02		<p>All leadwork to be completed strictly in accordance with the printed recommendations of: -</p> <p>The Lead Sheet Association Hawkwell Business Centre Maidstone Road Pembury Tunbridge Wells Kent TN2 4AH</p> <p>Tel: 01892 822773 Fax: 01892 Email: leadsa@globalnet.co.uk</p> <p>All new leadwork to be treated with one coat patination oil each side prior to fixing.</p> <p>All leadwork (including new) to be cleaned and treated with one coat of patination oil upon completion of the works.</p>		
4.0.03		<p>All asphalt roofing works to be completed strictly in accordance with the printed recommendations of: -</p> <p>The Mastic Asphalt Council 8 North Street Ashford Kent TN24 8JN</p> <p>Tel: 01233 634411 Fax: 01233 634466</p>		
4.0.04	New Clause	<p>All asphalt to be Permaphalt Polymer Modified Asphalt manufactured by: -</p> <p>Permanite Asphalt Ltd Cawdor Quarry Matlock Derbyshire DE4 2JH</p> <p>Tel: 01629 580363 Fax: 01629 760993</p>		
4.0.05		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.		

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		<p>This is a higher specification than that of the Wellcome Trust.</p> <p>Hydraulic Lias Limes Limited Tout Quarry Charlton Adam Somerset TA11 7AN</p> <p>Tel: 01458 883179 Fax: 01458 224409</p>		
4.1.00		Main Roof No. 38		
4.1.01	Generally	Works comprise the treatment of the asphalt roofing and minor repairs.		
4.1.02	Repairs	Rake out and re-point all defective joints in party wall 38/40 in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
4.1.03		Carefully remove mortar fillet pointing to flashing on party wall 38/40, ensure flashing is securely wedged in position and re-point with grey silicone mastic.		
4.1.03	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.		
4.1.04		<p>Prepare and paint two coats RIW Screeton Solagrey solar reflective paint to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.</p> <p>RIW Limited Arc House Terrace Road South Binfield Bracknell Berks RG42 4PZ Tel: 01344 861988 Fax: 01344 862010 Email: enquires@riw.co.uk</p>		
4.1.05		Redress lead cover flashings to both party walls and secret gutters.		

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4.2.00		Main Roof No. 40		
4.2.01	Generally	Works comprise the treatment of the asphalt roofing and minor repairs.		
4.2.02	Repairs	Carefully remove mortar fillet pointing to flashing on party walls 38/40 & 40/42, ensure flashings are securely wedged in position and re-point with grey silicone mastic.		
4.2.03	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.		
4.2.04		Prepare and paint two coats RIW Screetone Solagrey solar reflective paint to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.		
4.2.05		Redress lead cover flashings to both party walls and secret gutters.		
4.3.00		Main Roof No. 42		
4.2.01	Generally	Works comprise the re-pointing and re-dressing of lead flashings.		
4.2.02	Repairs	Carefully remove mortar fillet pointing to flashing on party walls 38/40 & 40/42; ensure flashings are securely wedged in position and re-point with grey silicone mastic.		
4.2.03	Roofing	Redress lead cover flashings to both party walls.		
4.3.00		Main Roof Mansards Front & Rear No. 38		
4.3.01	Generally	No works		
4.4.00		Main Roof Mansards Front & Rear No. 40		
4.4.01	Generally	No works		
4.5.00		Main Roof Mansard Front No. 42		
4.5.01	Generally	Works comprise the re-dressing of zinc coverings to dormer roof.		
4.5.02	Roofing	Carefully re-dress zinc roof coverings and flashings, including upstands, drips etc. to 2no dormer windows		
4.6.00		Main Roof Mansard Rear No. 42		
4.6.01	Generally	No works		

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4.7.00		Roofing Work Generally At All Roof/Terrace Levels		
4.7.01		Allow closely to inspect all lead flashings, redress and re-point as necessary with grey silicone mastic.		
4.7.02		Clean and apply one coat of patination oil to all leadwork.		
4.7.03		Provide wire/upvc cowls where missing or damaged as appropriate, to all SVPS, RWPs, hoppers etc. at all levels.		
4.7.04		Sweep out all leaves and accumulated debris from the roof level to ensure that the scuppers, outlets, and down pipes for the entire rainwater system at all levels are free flowing.		
4.7.05		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		Fourth Floor Front Terraces Nos. 38 - 42		
5.1.01	Generally	No works		
5.2.00		Second Floor Front Bay Roof No. 38		
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. ensure asphalt is sealed around the balustrade feet. Leave clean and level to receive paint finish.		
5.2.03		Prepare and paint two coats RIW "Autopark" to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.		
5.2.04		Redress all lead flashings.		
5.3.00		First Floor Front Balcony Over Entrance No. 38		
5.3.01	Generally	Works comprise minor repairs to coverings.		

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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. ensure asphalt is sealed around the balustrade feet. Leave clean and level to receive paint finish.		
5.3.03		Prepare and paint two coats RIW "Autopark" 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. 40		
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.; ensure asphalt is sealed around the balustrade feet. Leave clean and level to receive paint finish.		
5.4.03		Prepare and paint two coats RIW "Autopark" to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.		
5.4.04		Redress all lead flashings.		
5.5.00		First Floor Front Balcony Over Entrance No. 40		
5.5.01	Generally	Works comprise minor repairs to coverings.		
5.5.02	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. Leave clean and level to receive paint finish.		
5.5.03		Prepare and paint two coats RIW "Autopark" 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. 42		
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; ensure asphalt is sealed around the balustrade feet. Leave clean and level to receive paint finish.		

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5.6.03		Prepare and paint two coats RIW "Autopark" to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.		
5.6.04		Redress all lead flashings.		
5.7.00		First Floor Front Balcony Over Entrance No. 42		
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.; ensure asphalt is sealed around the balustrade feet. Leave clean and level to receive paint finish.		
5.7.03		Prepare and paint two coats RIW "Autopark" to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.		
5.8.00		Fourth Floor Rear Terrace Nos. 38 - 40		
5.8.01	Generally	Works comprise the treatment of the asphalt roofing and minor repairs		
5.8.02	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. Leave clean and level to receive paint finish.		
5.8.03		Prepare and paint two coats RIW Screetone Solagrey solar reflective paint to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.		
5.8.04		Rake out defective and loose pointing to the rear parapet No. 40 approx 700mm long; re-point in Blue Lias Hydraulic Lime Mortar (1:3). Pointing to match existing.		
5.8.05		Redress lead cover flashings at edge of terrace into gutters.		
5.9.00		Third Floor Rear Pitched Roof No. 38		
5.9.01	Generally	Works comprise strip off and re-roofing.		
5.9.02	Strip Out	Strip all slates, underlay, roofing battens and associated flashings; dispose off site.		

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5.9.03	Roofing	<p>Re-lay roof with 38x25mm treated sawn softwood roofing battens on Monarflex Monaperm 450 Vapour permeable underlay.</p> <p>Supply and lay full natural blue/grey slates and 1½ slates closely to match existing in size, colour and texture.</p> <p>Slates should be laid broken bond with a nominal gap of 5mm and be fixed with 2no 2.65x30mm copper nails and 1no copper disc rivet. All 1½ slates to be cut from double slates or be of proprietary manufacture and fixed with 3no 2.65x30mm copper nails and 1no copper disc rivet.</p> <p>Provide zinc soakers to both abutments.</p> <p>Redress lead cover flashing to head of roof.</p> <p>Icopal Limited Barton Dock Road Stretford Manchester M32 0YL Tel: 0161 865 4444 Fax: 0161 864 2616 Email: marketinguk@icopal.com</p>		
5.9.04		<p>To the rendered east party wall, neatly saw cut and hack off render to fix stainless steel drip bead to head of new Code 5 lead cover flashing with welted bottom edge screwed to brickwork; ensure 50mm overlap under bead, width suitable to provide 150mm cover to soakers. Re-render with Blue Lias Hydraulic Lime Render (1:2) into new bead and form neat undercut joint with existing render, wood float finish. Leave ready to receive decorations.</p>		
5.9.05		<p>Heat treat the asphalt to the exposed gutter 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.</p>		
5.9.06		<p>Prepare and paint two coats RIW Screeton Solagrey solar reflective paint to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.</p>		
5.9.07	Rainwater Installation	<p>Cut back upvc rainwater pipe and fit shoe to discharge 100mm above roof.</p>		
5.9.08		<p>Supply and fit 2no purpose made brackets to support rainwater pipe on party wall. Brackets to be fabricated in non-corrosive material.</p>		

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5.10.00		Third Floor Rear Pitched Roof Nos. 38 - 40		
5.10.01	Generally	Works comprise minor repairs to coverings.		
5.10.02	Roofing	<p>East cheek tile hanging:</p> <p>Remove top course slates; dispose off site.</p> <p>Re-lay top course with full natural blue/grey slates and 1½ slates closely to match existing in size, colour and texture, as clause 5.3.03.</p> <p>Redress lead soakers and cover flashing.</p>		
5.10.03		<p>To inside face of rear elevation:</p> <p>Rake out joints of brickwork for 2no new Code 5 lead vertical cover flashings with welted edge; 150mm girth to edges of slate tile hanging.</p> <p>Flashing to be wedged into groove and pointed with grey silicone mastic.</p>		
5.10.04		<p>To the mansard slope:</p> <p>Allow to remove 6no slipped/damaged slates; dispose off site.</p> <p>Replace with new blue/grey slates closely to match existing in size, colour and texture supported on 25mm wide Code 5 lead tingles.</p>		
5.10.05		Heat treat the asphalt to the exposed gutter 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.		
5.10.06		Prepare and paint two coats RIW Screeton Solagrey solar reflective paint to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.		
5.10.07		Redress lead flashing to head of mansard slope.		
5.10.08	Rainwater Installation	Cut back upvc rainwater pipe and re-fit existing shoe to discharge 100mm above roof.		
5.10.09		Supply and fit 1no purpose made bracket to support rainwater pipe on wall. Bracket to be fabricated in non-corrosive material.		

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5.11.00		Second Floor Splay Bay Flat Roof No. 38		
5.11.01	Generally	Works comprise the treatment of asphalt roofing.		
5.11.02	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. Leave clean and level to receive paint finish.		
5.11.03		Prepare and paint two coats RIW Screetone Solagrey solar reflective paint to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.		
5.11.04		Redress all lead flashings.		
5.12.00		First Floor Rear Bay Balcony No. 38		
5.12.01	Generally	Works comprise minor repairs to balcony and windows.		
5.12.02	Repairs	Allow the PROVISIONAL SUM of £250.00 for epoxy mortar repairs to concrete balcony structure. Upon the written instructions of the Supervising Officer.	250	00
5.12.03		Pressure wash balcony surface; leave ready to receive decorations.		
5.12.04		Prepare and paint two coats RIW "Autopark" paint to top surfaces of balcony.		
5.12.05	Joinery Repairs	Allow to carry out an intrusive survey of the rear first floor balcony doors/windows to ascertain the extent of joinery repairs required.		
5.12.06		Repairs to defective joinery to be completed using Window Care Systems Ltd "Dry Flex" prior to paint joinery repair system. Window Care Systems Ltd Unit E Sawtry Business Park Glatton Road Sawtry Huntingdon Cambs PE17 5SR Tel: 01487 830 311 Fax: 01487 832 876		

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5.12.07		<p>Allow the PROVISIONAL SUM of £500.00 for Windowcare Repairs completed against the following Schedule of Rates. Upon the written instructions of the Supervising Officer: -</p> <p style="padding-left: 40px;">Volume not exceeding 1,000mm³ £</p> <p style="padding-left: 40px;">Volume 1,000 - 5,000mm³ £</p> <p style="padding-left: 40px;">Volume 5,000 - 10,000mm³ £</p> <p style="padding-left: 40px;">Volume 10,000 - 15,000mm³ £</p> <p style="padding-left: 40px;">Volume 15,000 - 20,000mm³ £</p> <p style="padding-left: 40px;">Volume 20,000 - 30,000mm³ £</p> <p style="padding-left: 40px;">Volume 30,000 - 40,000mm³ £</p> <p style="padding-left: 40px;">Volume 40,000 - 50,000mm³ £</p> <p style="padding-left: 40px;">Volume 50,000 - 60,000mm³ £</p>	500	00
5.13.00		Third Floor Rear Pitched Roof No. 40		
5.13.01	Generally	Works comprise minor repairs to coverings.		
5.13.02	Roofing	Remove redundant section of upvc rainwater pipe; dispose off site.		
5.13.03		Redress all lead flashings.		
5.13.04		Heat treat the asphalt to the exposed gutter 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.		

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5.13.05		Prepare and paint two coats RIW Screeton Solagrey solar reflective paint to all exposed areas of asphalt roof coverings, including skirtings, upstands, drips, gutters and the like.		
5.13.06	Rainwater Installation	Cut back upvc rainwater pipe and re-fit existing shoe to discharge 100mm above roof.		
5.13.07		Supply and fit lno purpose made bracket to support rainwater pipe on wall. Bracket to be fabricated in non-corrosive material.		
5.14.00		Second Floor Splay Bay Flat Roof No. 40		
5.14.01	Generally	Works comprise the treatment of asphalt roofing.		
5.14.02	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. Leave clean and level to receive paint finish.		
5.14.03		Prepare and paint two coats RIW Screeton Solagrey solar reflective paint to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.		
5.14.04		Redress all lead flashings.		
5.15.00		First Floor Rear Bay Balcony No. 42		
5.15.01	Generally	Works comprise minor repairs to balcony and windows.		
5.15.02	Repairs	Allow the PROVISIONAL SUM of £250.00 for epoxy mortar repairs to concrete balcony structure. Upon the written instructions of the Supervising Officer.	250	00
5.15.03		Pressure wash balcony surface; leave ready to receive decorations.		
5.15.04		Prepare and paint two coats RIW "Autopark" paint to top surfaces of balcony.		
5.15.05	Joinery Repairs	Allow to carry out an intrusive survey of the rear first floor balcony doors/windows to ascertain the extent of joinery repairs required.		
5.15.06		Repairs to defective joinery to be completed using Window Care Systems Ltd "Dry Flex" prior to paint joinery repair system.		

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5.15.07		Allow the PROVISIONAL SUM of £500.00 for Windowcare Repairs completed against the Schedule of Rates. Upon the written instructions of the Supervising Officer.	500	00
5.16.00		Fourth Floor Rear Terrace Nos. 42		
5.16.01	Generally	Works comprise the treatment of asphalt roofing and the re-laying of pedestrian tiles.		
5.16.02	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. Leave clean and level to receive paint finish.		
5.16.03		Prepare and paint two coats RIW Screetone Solagrey solar reflective paint to all exposed areas of asphalt roof coverings including skirtings, upstands, drips, gutters and the like.		
5.16.04		Allow to lift and re-lay 10no pedestrian tiles that have become debonded. Tiles to be bedded and pointed in hot bitumen.		
5.17.00		Second Floor Rear Bay Roof No. 42		
5.17.01	Generally	Works comprise minor repairs to flashings.		
5.17.02	Roofing	Carefully rake out pointing to east stepped flashing; ensure flashing is securely wedged in position and re-point with grey silicone mastic.		
5.18.00		First Floor Rear Bay Balcony No. 42		
5.18.01	Generally	Works comprise minor repairs to balcony and windows.		
5.18.02	Repairs	To East & West balcony corner edges: Neatly cut back loose and friable material, scabble to from key, repair edge with Fosroc Nitomortar HB epoxy repair mortar including any necessary formwork that may be required. Reinforce repairs with stainless steel dowels and mesh securely drilled and resin anchored to the existing substrate as required. Form neat undercut joints to existing, profile, finish and texture to exactly match adjoining surfaces; finish with neat and regular pencil rounded arrisses. Leave ready to receive decorations.		

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		Fosroc Limited Coleshill Road Tamworth Staffordshire B78 3TL Tel: 01827 262222 Fax: 01827 262444 Email: info@fosroc.com		
5.18.03		To joint in balcony adjacent to east door: Rake out and repoint joint in balcony with Fosroc Nitomortar HB epoxy mortar exactly to match existing in profile and texture.		
5.18.04		Pressure wash balcony surface; leave ready to receive decorations.		
5.18.05		Prepare and paint two coats RIW "Autopark" paint to top surfaces of balcony.		
5.18.06	Rainwater Installation	To the west rainwater pipe: Carefully dismantle joint adjacent to bracket, clean spigot and socket and remake joint with PTFE tape lining to accommodate expansion/contraction movement. Securely re-fix existing brackets at joint and hopper level; provide 1no additional bracket to RWP.		
5.18.07	Joinery Repairs	Allow to carry out an intrusive survey of the rear first floor balcony doors/windows to ascertain the extent of joinery repairs required.		
5.18.08		Repairs to defective joinery to be completed using Window Care Systems Ltd "Dry Flex" prior to paint joinery repair system.		
5.18.09		Allow the PROVISIONAL SUM of £750.00 for Windowcare Repairs completed against the Schedule of Rates. Upon the written instructions of the Supervising Officer.	750	00

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6.0.00		FRONT ELEVATION		
6.1.00		Front Elevation No. 38		
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 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>To the following areas: -</p> <p>Full front elevation of the building including lightwell</p> <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>		
6.1.03	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.		
6.1.04		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.		
6.1.05		Rake out defective pointing to third floor corbel, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
6.1.06		<p>From the third floor corbel up to the parapet coping, for the full width of the building:</p> <p>Re face existing brickwork by rubbing with red facing brick closely to match existing.</p>		

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6.1.07	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 and mesh 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> <p style="padding-left: 40px;">Defective repair to third floor east sill</p> <p style="padding-left: 40px;">First Floor splay bay coping</p> <p style="padding-left: 40px;">First Floor splay bay East sill</p> <p style="padding-left: 40px;">First Floor Splay Bay Centre sill</p> <p style="padding-left: 40px;">First Floor West end of Portico coping</p>		
6.1.08		Redress lead capping to Second Floor cornice.		
6.1.09		Redress lead to splay bay cornices at Ground Floor and Second Floor window head heights.		
6.1.10		Rake out joint for and provide new Code 5 lead patch with welted edge, 300mm wide over split in Ground Floor splay bay cornice capping. Flashing to be securely wedged in position and pointed with grey silicone mastic.		
6.1.11		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. 38		
6.2.01	Generally	Clean out under pavement vaults and remove all rubbish/debris off site.		
6.3.00		Front Elevation No. 40		
6.3.01	Generally	Works comprise cleaning down of the front elevation, brickwork, render and general repairs.		

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6.3.02	Cleaning	<p>Employ a specialist contractor 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>To the following areas: -</p> <p>Full front elevation of the building including lightwell</p> <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>		
6.3.03	Brickwork Repairs	<p>The brick type is to be agreed with the Supervising Officer prior to the commencement of the works.</p> <p>The contractor's attention is drawn to the fact that many of the new bricks are special shapes that will be on an extended delivery period.</p>		
6.3.04		<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>		
6.3.05		<p>Cut, tooth and bond new brick infill to Third Floor level flue with facing brick to match existing in Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.</p>		
6.3.06		<p>Cut, tooth and bond new brick infill to Third Floor level void under flue with facing brick to match existing in Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.</p>		
6.3.07		<p>Carefully cut out and replace with facing bricks to match existing, 5no damaged moulded bricks to the right side of the East pier head corbel, in Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.</p>		
6.3.08		<p>Carefully cut out and replace with facing bricks to match existing, 2no damaged moulded bricks to the West pier head corbel, in Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.</p>		

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6.3.09		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.		
6.3.10		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.		
6.3.11		Rake out defective pointing to third floor corbel, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
6.3.12		Rake out defective pointing to Second Floor level over splay bay adjacent to rainwater pipe, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
6.3.13		Rake out and point in around recessed brick in front elevation of portico with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.		
6.3.14		To the east side of the portico: Carefully remove pipework up to First Floor cornice to gain access to remove brick rubble etc. Rubble to be disposed off site. Rake out defective pointing to portico return from Ground Floor sill up to First Floor cornice, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing. Re-fit pipework upon completion.		
6.3.15		From the third floor corbel up to the parapet coping, for the full width of the building: Re face existing brickwork by rubbing with red facing brick closely to match existing.		

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6.3.16	General Repairs	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 and mesh 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: - First Floor splay bay centre coping		
6.3.17		Redress lead to capping to Second Floor cornice.		
6.3.18		Redress lead to splay bay cornices at Ground Floor and Second Floor window head heights.		
6.3.19		Hack off render to external portico soffit and re-render with Blue Lias Hydraulic Lime Render (1:2), smooth wood float finish. Form neat undercut joints to existing render. Leave ready to receive decorations.		
6.3.20		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. 40		
6.4.01	Generally	Clean out under pavement vaults and remove all rubbish/debris off site.		
6.5.00		Front Elevation No. 42		
6.5.01	Generally	Works comprise stripping paint off brickwork to the front elevation, brickwork, render and general repairs.		
6.5.02	Cleaning	Employ a specialist contractor to strip the red paint off the existing facing brickwork using a water based poultice type paint stripper, or equal and approved method of cleaning. Wash down the existing facing brickwork upon completion with fresh clean water and brushing as required. No grit blasting, burning or methylene chloride based paint stripper are to be used.		

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		<p>To the following areas: -</p> <p>Full front elevation of the building including lightwell</p> <p>Ensure that algae etc. at Second Floor level is removed</p> <p>Ensure that white staining at First Floor level is removed</p> <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>		
6.5.03	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.		
6.5.04		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.		
6.5.05		Rake out defective pointing to 2no Third Floor arches, and re-point with Blue Lias Hydraulic Lime Mortar (1:3), pointing to match existing.		
6.5.06		Rake out defective pointing to top 5no courses Fourth Floor party wall 42/44, and re-point with Blue Lias Hydraulic Lime Mortar (1:3), pointing to match existing.		
6.5.07		Rake out defective pointing to 450mm wide front face of Fourth Floor party wall 42/44 from top coping down to raking coping, and re-point with Blue Lias Hydraulic Lime Mortar (1:3), pointing to match existing.		
6.5.08		<p>At Second Floor cornice level:</p> <p>Carefully cut out cornice brickwork around leaking pipework, clean and store for re-use.</p> <p>Remove damaged section(s) of cast iron pipework and replace with new to match existing.</p> <p>Rebuild cornice detail with existing bricks in Blue Lias Hydraulic Lime Mortar (1:3), pointing to match existing.</p>		

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		<p>Form movement joint around pipework where it passes through the cornice, comprising 10mm Hydrocell joint filler wrapped around pipework, pointed with polysulphide mastic to top and bottom of penetration through cornice.</p> <p>Fosroc Limited Coleshill Road Tamworth Staffordshire B78 3TL Tel: 01827 262222 Fax: 01827 262444 Email: info@fosroc.com</p>		
6.5.09		<p>From the third floor corbel up to the parapet coping, for the full width of the building:</p> <p>Re face existing brickwork by rubbing with red facing brick closely to match existing.</p>		
6.5.10	General Repairs	Redress lead to capping to Second Floor cornice.		
6.5.11		Redress lead to splay bay cornices at Ground Floor and Second Floor window head heights.		
6.5.12		Hack off render to external portico soffit and re-render with Blue Lias Hydraulic Lime Render (1:2), smooth wood float finish. Form neat undercut joints to existing render. Leave ready to receive decorations.		
6.5.13		Employ a specialist subcontractor, to the approval of the supervising Officer to clean and polish the tiling in the Front Entrance.		
6.6.00		Front Lightwell No. 42		
6.6.01	Generally	Clean out under pavement vaults and remove all rubbish/debris off site.		
6.6.02		Take up 2 nd stone tread from bottom of steps, re-bed and point in Blue Lias Hydraulic Lime Mortar (1:2).		
7.0.00		REAR ELEVATION		
7.1.00		Rear Elevation No. 38		
7.1.01	Generally	Works comprise the rebuilding of the rear gable, cleaning down and repairs to brickwork.		
7.1.02		Allow to take a mortar sample and send for chemical analysis to an approved specialist firm.		

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7.1.03	Cleaning	<p>Employ a specialist contractor 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 of HC cleaner (e.g. Disclean) is to be used.</p> <p>To the following areas: -</p> <p>Full rear elevation of the building including lightwell</p> <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>		
7.1.04	Brickwork Repairs	<p>The brick type is to be agreed with the Supervising Officer prior to the commencement of the works.</p> <p>The contractor's attention is drawn to the fact that many of the new bricks are special shapes, that will be on an extended delivery period.</p>		
7.1.05		<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>		
7.1.06		<p>Carefully demolish Fourth Floor level gable parapet down to roof level; dispose off site.</p>		
7.1.07		<p>Re-build Fourth Floor level gable parapet in new facing brickwork exactly to match existing detailing including all necessary special bricks, in Blue Lias Hydraulic Lime Mortar (1:2), pointing to match existing.</p>		
7.1.08		<p>Supply and fix new once weathered and twice grooved for drips, natural stone copings at Fourth Floor level, to give 50mm overhang each side of the wall. Copings to slope inwards and be laid on Hyload Original dpc. Bed and flush point in Blue Lias Hydraulic Lime Mortar (1:3). Copings to be fixed with stainless steel fixing cramps/dowels as required. All in accordance with the provisions of BS5642-2:1983.</p>		

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		<p>Ruberoid Building Products Ltd Head Office 14 Tewin Road Welwyn Garden City Hertfordshire AL7 1BP</p> <p>Tel: 01707 822222 Fax: 01707 375060 Email: rbp-wgc@ruberoid.co.uk</p>		
7.1.09		Remove Third Floor horizontal and curved parapet copings together with moulded brickwork corbel under, dispose off site.		
7.1.10		Re-build Third Floor level corbel detail in new facing brickwork exactly to match existing detailing including all necessary special bricks, in Blue Lias Hydraulic Lime Mortar (1:2); pointing to match existing.		
7.1.11		Supply and fix new once weathered and twice grooved for drips, natural stone horizontal and curved copings at Third Floor level, to give 50mm overhang each side of the wall. Copings to slope inwards and be laid on Hyload Original dpc. Bed and flush point in Blue Lias Hydraulic Lime Mortar (1:3). Copings to be fixed with stainless steel fixing cramps/dowels as required. All in accordance with the provisions of BS5642-2:1983.		
7.1.12		<p>Carefully cut out damaged or defective brickwork 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), 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>To the following areas: -</p> <p style="padding-left: 40px;">Fourth Floor gable from roof level down to window head height</p> <p style="padding-left: 40px;">Existing mortar filled bricks at Fourth Floor level</p>		
7.1.13		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.		

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7.1.14		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.		
7.1.15		Rake out pointing to full width of building from Fourth Floor window sills down to and including corbel at head of Third Floor windows, and re-point with Blue Lias Hydraulic Lime Mortar (1:3), pointing to match existing.		
7.1.16		Carefully remove rainwater pipework. Rake out defective pointing, and re-point with Blue Lias Hydraulic Lime Mortar (1:3), pointing to match existing. Re-fit pipework upon completion. To the following areas: - To Third Floor level West side To Ground Floor level West side		
7.1.17		Make good and fill around pipes in Blue Lias Hydraulic Lime Mortar (1:3). To the following areas: - Third Floor level under west window Ground Floor level head height: 2no		
7.1.18	General Repairs	Employ a specialist stonemason to repair the stone corbel at Fourth Floor window head height, west side.		
7.1.19		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 and mesh 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: - First Floor splay bay centre coping First Floor splay bay East coping		

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7.1.20		Redress lead capping to Second Floor cornice.		
7.1.21		Redress lead to splay bay cornices at First Floor window head heights.		
7.2.00		Rear Lightwell No. 38		
7.2.01	Generally	Supply and fit new latch to ground floor entrance garden gate, closely to match existing.		
7.2.02		Cut out defective cast iron riser to ground floor entrance steps (3 rd); replace with new to closely match existing. Leave ready to receive decorations.		
7.3.00		Rear Elevation No. 40		
7.3.01	Generally	Works comprise the rebuilding of the rear gable, cleaning down and repairs to brickwork.		
7.3.02	Cleaning	<p>Employ a specialist contractor 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>To the following areas: -</p> <p>Full rear elevation of the building including lightwell</p> <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>		
7.3.03	Brickwork Repairs	<p>The brick type is to be agreed with the Supervising Officer prior to the commencement of the works.</p> <p>The contractor's attention is drawn to the fact that many of the new bricks are special shapes, that will be on an extended delivery period.</p>		
7.3.04		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.		
7.3.05		Carefully demolish Fourth Floor level gable parapet down to roof level; dispose off site.		

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7.3.06		Re-build Fourth Floor level gable parapet in new facing brickwork to exactly match existing detailing including all necessary special bricks, in Blue Lias Hydraulic Lime Mortar (1:2), pointing to match existing.		
7.3.07		Supply and fix new once weathered and twice grooved for drips, natural stone copings at Fourth Floor level, to give 50mm overhang each side of the wall. Copings to slope inwards and be laid on Hyload Original dpc. Bed and flush point in Blue Lias Hydraulic Lime Mortar (1:3). Copings to be fixed with stainless steel fixing cramps/dowels as required. All in accordance with the provisions of BS5642-2:1983.		
7.3.08		Remove Third Floor horizontal and curved parapet copings together with moulded brickwork corbel under, dispose off site.		
7.3.09		Re-build Third Floor level corbel detail in new facing brickwork exactly to match existing detailing including all necessary special bricks, in Blue Lias Hydraulic Lime Mortar (1:2), pointing to match existing.		
7.3.10		Supply and fix new once weathered and twice grooved for drips, natural stone horizontal and curved copings at Third Floor level, to give 50mm overhang each side of the wall. Copings to slope inwards and be laid on Hyload Original dpc. Bed and flush point in Blue Lias Hydraulic Lime Mortar (1:3). Copings to be fixed with stainless steel fixing cramps/dowels as required. All in accordance with the provisions of BS5642-2:1983.		
7.3.11		Carefully remove 2no damaged brick piers to splay bay parapet East side, dispose off site.		
7.3.12		Re-build 2no brick piers to splay bay parapet east side in new facing brickwork to exactly match existing detailing including all necessary special bricks, in Blue Lias Hydraulic Lime Mortar (1:2); pointing to match existing.		
7.3.13		Carefully cut out damaged or defective brickwork 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.		

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		<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>To the following areas: -</p> <p>Fourth Floor gable from roof level down to window head height</p> <p>Existing mortar filled bricks at Fourth Floor level</p> <p>Spalled bricks in splay bay parapet, 6no</p>		
7.3.14		<p>Carefully cut out damaged or defective brickwork to half brick depth; dispose off site.</p> <p>Supply and lay new special bricks 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>To the following areas: -</p> <p>Third Floor level moulded brick cornice, 10no</p>		
7.3.15		<p>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.</p>		
7.3.16		<p>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.</p>		
7.3.17		<p>Rake out pointing to full width of building from Fourth Floor window sills down to and including corbel at head of Third Floor windows, and re-point with Blue Lias Hydraulic Lime Mortar (1:3); pointing to match existing.</p>		

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7.3.18		<p>Carefully remove rainwater pipework.</p> <p>Rake out defective pointing, and re-point with Blue Lias Hydraulic Lime Mortar (1:3), pointing to match existing.</p> <p>Re-fit pipework upon completion.</p> <p>To the following areas: -</p> <p style="padding-left: 40px;">To Basement head height level west side</p>		
7.3.19	General Repairs	Employ a specialist stonemason to repair the stone corbel at Fourth Floor window head height, west side.		
7.3.20		<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 and mesh 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> <p style="padding-left: 40px;">First Floor splay bay centre coping</p> <p style="padding-left: 40px;">First Floor splay bay East coping, 2no</p>		
7.3.21		Redress lead capping to Second Floor cornice.		
7.3.22		Redress lead to splay bay cornices at First Floor window head heights.		
7.4.00		Rear Lightwell No. 40		
7.4.01	Generally	Ease and adjust garden gate to basement entrance to ensure correct operation.		
7.4.02		Supply and fix new cast iron decorative plate landing to basement staircase to closely match existing. Leave ready to receive decorations.		
7.4.03		Secure bottom cast iron tread to steps up to ground floor entrance.		

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7.4.04		Cut out existing damaged steel railing baluster to west of ground floor entrance gate. Replace baluster closely to match existing. Top end welded, ground to a smooth finish, to existing handrail. Bottom end "ragged" and set into existing pocket and pointed in with an epoxy mortar. Primed finish, ready to receive decorations.		
7.4.05		Cut out existing gate slam post to ground floor entrance gate. Replace post to closely match existing. Top end welded, ground to a smooth finish, to existing handrail. Bottom end "ragged" and set into existing pocket and pointed in with an epoxy mortar. Primed finish, ready to receive decorations.		
7.4.06		Re-fix loose railing baluster on return to 40/42. Top end welded, ground to a smooth finish, to existing handrail. Bottom end "ragged" and set into existing pocket and pointed in with an epoxy mortar. Primed finish, ready to receive decorations.		
7.4.07		Remove lead flashings to stone coping at ground floor level either side of ground floor entrance gate.		
7.4.08		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: - Coping at Ground floor level to East and West of ground floor entrance gate		
7.5.00		Rear Elevation No. 42		
7.5.01	Generally	Works comprise stripping paint off brickwork to the front elevation, brickwork, render and general repairs.		
7.5.02	Cleaning	Employ a Specialist contractor to strip the red paint off the existing facing brickwork using a water based poultice type paint stripper, or equal and approved method of cleaning. Wash down the existing facing brickwork upon completion with fresh clean water and brushing as required. No grit blasting, burning or methylene chloride based paint stripper are to be used.		

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		<p>To the following areas: -</p> <p>Full rear elevation of the building</p> <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>		
7.5.03	Brickwork Repairs	<p>Carefully remove rainwater gutter to splay bay roof.</p> <p>Carefully remove top course of moulded brick cornice; dispose off site.</p> <p>Re-build top course of moulded brick cornice in new facing brickwork exactly to match existing detailing including all necessary special bricks, in Blue Lias Hydraulic Lime Mortar (1:2), pointing to match existing.</p> <p>Clean and paint back and inside of gutter with bitumen paint; re-fit gutters upon completion.</p>		
7.5.04		<p>Carefully cut out brickwork 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); 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>To the following areas: -</p> <p>Third Floor level parapet: 6no</p> <p>Damaged brickwork to West brick pier at Third Floor cornice level and surrounding area</p>		
7.5.05		<p>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.</p>		
7.5.06		<p>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.</p>		

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7.5.07		Rake out pointing to East side of splay bay window at fanlight level, and re-point with Blue Lias Hydraulic Lime Mortar (1:3), pointing to match existing.		
7.5.08	General Repairs	Redress lead capping to Second Floor cornice.		
7.6.00		Rear Lightwell No. 42		
7.6.01	Generally	Remove timber staircase and plywood landing to basement entrance and dispose off site.		
7.6.02		Supply and fix new cast iron decorative plate landing to basement staircase to closely match existing. Leave ready to receive decorations.		
7.6.03		Supply and fit new steel/cast iron staircase down to basement to closely match existing. Leave ready to receive decorations.		
7.6.04		Re-fix loose railing baluster East side of ground floor entrance gate. Top end welded, ground to a smooth finish, to existing handrail. Bottom end "ragged" and set into existing pocket and pointed in with an epoxy mortar. Primed finish, ready to receive decorations.		
8.0.00		ELEVATIONS GENERALLY		
8.0.01		Clean out drips to stone window sills.		
8.0.02		Unblock/clear all air bricks to ensure unrestricted airflow.		
8.0.03		Replace all damaged or missing boiler/ventilation cowls/grilles.		
8.0.04		Allow to employ a specialist subcontractor neatly to re-wire all TV aerial 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.		
8.0.05		Cut back excessively long projecting overflow pipes with a neat 45° splay cut to approximately 150-200mm long.		
8.0.06		Lengthen short projecting overflow pipes to approximately 150-200mm long with appropriate material to match existing, finish with a neat 45° splay cut.		

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8.0.07		<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: - Expandafoam filler may be used to fill excessively large gaps, under the direction of the Supervising Officer.</p> <p>Polysulphide mastic pointing is included in the External Redecorations section of the specification.</p>		
8.0.08		Clean out all external light fittings, inspect and allow to leave in good working order.		
8.0.09		<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	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.		
10.0.00		UNDERGROUND DRAINAGE		
10.0.01		Allow to pressure wash and descale underground drainage to Nos. 38 - 42 and complete a CCTV survey and DVD or video with written report of all drainage.		
10.0.02		Lift all manhole covers and gully gratings; clear out all. 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
10.0.04		Allow to complete a further CCTV survey and DVD or video with written report following the completion of any work to the underground drainage.		

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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 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 upvc pipework in 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. Filling in render areas is to finish level with the existing render only. Prior to filling treat all soft, friable or dusty surfaces with Toupret Penetrating Hardener.		

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		<p>Toupret Filler Agency Hill & Rednall Limited 99 Revelstoke Road London SW18 5NL</p> <p>Tel: 020 8946 2701 Fax: 020 8946 2862</p>		
11.0.07		<p>Crevices and nail holes in timber shall be stopped with an exterior quality 2 pack epoxy filler and rubbed down to form a smooth continuous surface with adjoining materials.</p>		
11.0.08		<p>All knots shall be treated with "Shellac" knotting dissolved in methylated spirit and free from resin or naphth.</p> <p>All new, stripped and bare timber shall be treated liberally with Johnstone's Exterior Universal Primer (colour light brown).</p>		
11.0.09		<p>No exterior or exposed painting shall be carried out under adverse weather conditions such as extremes of temperature, or during rain, fog etc.</p>		
11.0.10		<p>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.</p> <p>Application is to be by brush only.</p>		
11.0.11		<p>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.</p> <p>Twenty four hours is to be allowed between application of coats. No two succeeding coats of paint shall be of the same tint.</p>		
11.0.1 2		<p>All entrances, passages and pavings (including public pavements) are to be fully protected with dust sheets etc. whilst the painting is carried out. All new and previous paint spots are to be removed from these surfaces on completion of the works.</p>		
11.0.1 3		<p>The Contractor should allow for easing and adjusting all sashes, casements, doors gates etc. both before and after painting to allow free operation.</p>		

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11.0.14		<p>All preservative/decorative wood stains are to be manufactured by Johnstone's</p> <p>All colours to be agreed with the Supervising Officer prior to commencement.</p>		
11.0.15		<p>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.</p> <p>Kalon Limited Huddersfield Road Birstall Batley West Yorkshire WF17 9XA</p> <p>Tel: 01924 354100 Fax: 01924 354101 Web: www.kalon.com</p> <p>All colours to be agreed with the Supervising Officer prior to commencement.</p> <p>Note: - NO "Contract" or "Trade" grade materials shall be used.</p>		
11.0.16		<p>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.</p> <p>All "burning off" shall only be undertaken by suitably qualified operatives who have been fully trained in the company's site safety policy.</p> <p>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.</p>		
11.0.17	Redecoration Works	<p>Allow to burn off the following areas of masonry paint, prepare and apply one coat Johnstone's Stormshield Quick Drying Stabilising Solution.</p> <p>NO BURNING OFF IS REQUIRED</p>		

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11.0.18		<p>Allow to burn off the following areas of gloss paint, prepare and apply one coat Johnstone's Stormshield Flexible Primer Undercoat.</p> <p>NO BURNING OFF IS REQUIRED</p>		
11.0.19		<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>		
11.0.20		<p>To existing gloss painted woodwork, rub down, wash down with fresh clean water, prepare to remove all dirt, grease etc, etc, dust off. Treat all bare areas with TFP7 preservative. Paint one coat "Stormshield Flexible Exterior primer/undercoat to all bare areas including any end grain. Make good to all nail holes, open joints and open grain with Tetrion 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 "Stormshield Flexible Exterior primer/undercoat, apply one coat "Stormshield Flexible Exterior primer/undercoat overall and finish with two coats of "Stormshield" Exterior high gloss finish.</p>		
11.0.21		<p>To existing stained and varnished woodwork, rub down, prepare and treat any bare areas with base coat and make good to all nail holes, open grain and the like with tinted exterior stopper. Rub down and treat with one 20% thinned coat and two full coats Johnstone's yacht varnish.</p>		
11.0.22		<p>To wood fences and decking, rub down, prepare and treat any bare areas with base coat preservative wood stain. Treat with two coats preservative/decorative wood stain.</p>		

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11.0.23		To new metalwork balustrades and railings , degrease with oil and grease remover, wash down with fresh clean water and allow to dry. Prime with Johnstone's Zinc Phosphate primer. Apply one coat "Stormshield Flexible Exterior primer/undercoat overall and finish with two coats of "Stormshield" Exterior high gloss finish.		
11.0.24		To existing metalwork , 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 Johnstone's Zinc Phosphate primer. Bring forward made good areas with one coat "Stormshield Flexible Exterior primer/undercoat. Apply one coat "Stormshield Flexible Exterior primer/undercoat overall and finish with two coats of "Stormshield" Exterior high gloss finish. NOTE:- All ground floor railings, balustrades and gates to rear lightwells are to be stripped of existing paint using needle guns.		
11.0.25		To existing metal gutters inside , 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 Johnstone's Zinc Phosphate primer. Finish with two coats of Black Bitumen.		
11.0.26		To upvc pipework , wash down with fresh clean water, prepare to remove all dirt, grease etc, etc, dust off. Paint one coat one coat trade undercoat overall and finish with two coats of high gloss finish.		

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11.0.27		<p>To existing render and stonework where previously painted, treat areas of mould growth with Dacrylate Fungicidal Wash Ref:150-12 to kill algae growth, rinse with clean cold water and allow to dry. 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, off white Ref:59-11 and two coats of Dacrylate solvent borne Acrylic Gloss brilliant white Ref:59-8.</p> <p>Note: - Any areas that remain powdery and friable after preparation are to be sealed with Toupret Penetrating Hardener.</p> <p>Should any discolouration occur during application of the 59 line Acrylic System due to "bleedthrough" from underlying bituminous materials, the affected area should be sealed using Dacrylate Water-borne Epoxy white ref:79W-74</p> <p>Dacrylate Group of Companies Lime Street Kirkby in Ashfield Nottingham NG17 8AL</p> <p>Tel: 01623 753845 Fax: 01623 720995 Email: sales@dacrylate.co.uk</p>		
11.0.28		<p>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.</p> <p>Note: - Any areas that remain powdery and friable after preparation are to be sealed with a thinned coat of primer sealer.</p>		

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11.0.29		To unpainted render and stonework , wire brush to remove all loose, powdery and friable coatings, moss, lichen and algae etc. and treat with Dacrylate Fungicidal Wash Ref:150-12 to kill algae growth, rinse with clean cold water and allow to dry. Ensure all surfaces are clean, sound, dust free and free of contaminants.		
11.0.30		Allow the PROVISIONAL SUM of £500.00 for the replacement of damaged glass. Upon the written instructions of the Supervising Officer.	500	00
11.0.31		Allow for re-painting existing numerals to ground front entrances in contrasting colour.		
11.0.32		All external glazing is to be cleaned upon completion of the works.		
11.0.33		All external upvc window frames are to be cleaned with proprietary upvc cleaner upon completion of the works.		
11.0.34		Rake out all existing mastic to reveals and prepare to receive new mastic. Prime with Expandite primer No.7 and point with one part "Thioflex-One" 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. Fosroc Limited Coleshill Road Tamworth Staffordshire B78 3TL Tel: 01827 262222 Fax: 01827 262444 Email: info@fosroc.com		
		~~~ <b>END</b> ~~~		
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**SECTION ONE****GENERAL SITE WORKING INFORMATION**

- 24 HOUR CONTACT  
IN EMERGENCIES
- A The Contractor shall provide emergency call-out facilities to out-of-hours incidents of an urgent nature occurring in connection with the Contract. The Contractor shall provide a 24 hour response telephone number(s) which is to be manned continuously during the period of the Contract. The telephone number(s) must be advised to the Project Co-ordinator as soon as practicable and in any case before the Works are commenced.
- ACCESS &  
ATTENDANCE
- B The Contractor shall attend upon the Estate's Project Co-ordinator and afford him adequate and safe facilities for inspecting all parts of the Works during the progress thereof and at completion, including use of cradles (if any) while in position, if required by the Project Co-ordinator.
- GENERAL SITE  
WORKING  
INFORMATION
- C The adjoining buildings will be occupied during the progress of work and the Contractor will take all reasonable measures to avoid disturbance of the building occupants.
- D **HOURS OF WORK:** The permitted hours of work are as follows:  
weekdays 8 a.m. to 6 p.m. (8 a.m. to 12 noon Saturdays). No works shall be carried out on Sunday or Bank Holidays.
- SCAFFOLDING &  
PLANT
- E The Contractor shall provide all plant, sheeting, protection, scaffolding, trestles, and any other means of access necessary for the proper and safe execution of the Works, and these shall comply in all respects with the relevant statutory requirements including:
- i) The Factories Act 1961
  - ii) The Health and Safety at Work etc. Act 1974
  - iii) The Construction (General Provisions) Regulations 1961
  - iv) British Standard 5973 (Scaffolding)
  - v) The Construction (Lifting Operations) Regulations 1961 and (Records of Test and Examination etc) Regulations 1992
  - vi) The Construction (Health, Safety and Welfare) Regulations 1996
- F Unless otherwise specified or provided for in the specification, nor more than eight properties shall be scaffolded at any one time.
- G Adjoining property owners shall be notified in writing in advance of the scaffolding works and their duration.
- H The Metropolitan Police shall be notified in advance of when and where the scaffold is to be erected and dismantled.
- J Unless otherwise agreed with the Contract Administrator a fully galvanised steel or alloy tubular scaffold is to be provided to all elevations. No cradles will be allowed for the execution of the Works unless referred to specifically in the Schedule or by agreement with the Contract Administrator.

- A No equipment in connection with the scaffolding or in connection with the work itself must be taken through any part of the interior of the property unless specifically authorised by the Contract Administrator.
- B The name and address of the Scaffolder must be notified to the Contract Administrator at the time of submission of the Contractor's Tender and the Contract Administrator reserves the right to call for an alternative scaffolding Sub-Contractor to carry out the scaffolding work. All scaffolding Sub-Contractors shall be members of the National Association of Scaffolding Contractors or The London Association of Private Scaffolding Contractors.
- C All persons engaged on scaffolding work shall be Registered Scaffolders.
- D On completion of each section of scaffolding and prior to Works commencing from that scaffold the Contract Administrator shall be furnished with a copy of a recognised valid Handover Certificate. The Contractor thereafter shall properly maintain on site a log recording periodic inspections and all alterations.
- E The contractor shall ensure signs for Incomplete and Complete scaffolding are displayed as appropriate at all times at the scaffold access point from the ground.
- F Scaffold companies may display one sign not exceeding 500 x 500, but no other signage is permitted.
- G No scaffolding shall be struck on any elevation or moved to another elevation before the Contractor Administrator has approved the work and, in the event of it being so, the Contractor shall re-erect the scaffolding at his own expense.
- H Each lift to be secured and fully boarded including toe boards and handrails. All toe boards shall have a minimum of two clips. All ladders are to be firmly secured and project the correct distance through openings. Double boarding and stout sheet protection shall be provided over walkways and pavements.
- J Scaffolding is NOT to be raised from balconies, porches and roofs without express approval of the Contract Administrator. Great care must be taken to avoid damage to these areas both during the Contract and during the erection and striking of the scaffold, and the Contractor shall allow for suitable protection of plant boxes, tubs, pots, etc. or their removal to a safe place and subsequent reposition on completion.
- K Care should be taken when erecting the scaffold not to block manholes, services at similar access points within the footpath or roadway.
- L All materials in connection with the scaffold, such as couplings, must be raised and lowered in a basket rather than thrown to and from the scaffolding, so as to further minimise the risk of damage.

- A The Contractor must ensure that no part of the scaffolding either obstructs or endangers the safe access to and egress from the property and adjacent properties. The scaffold should not extend over and in front of neighbouring properties. Fire escapes shall be maintained at all times.
- B All scaffold shall be securely fixed with Hilti ties or similar in accordance with the relevant Code of Practice. No holes are to be cut in the façades of the buildings without the landlord's surveyor's written consent. The use of open windows, balcony parapets etc. to tie scaffold through will not be permitted. Where scaffold is erected on any surface, spreader boards are to be used and the Contractor is to support any balconies so used or to ascertain that their load bearing capacity is adequate.
- C Adequate clearance is to be provided between scaffold transoms and the façade to facilitate painting and to avoid damage.
- D Fixings to rainwater pipes, soil stacks, railings, etc. will not be permitted.
- E The ends of scaffolding which adjoin neighbouring buildings should be completely enclosed with plywood scribed into the profile of the façade and decorated to a gloss paint finish, colour BS00 E55.
- F The Contractor must ensure that all ladders at ground level on all elevations are either removed from the site or placed in such a position and secured with padlock and chain such that illegal access to the property from the scaffolding is made as difficult as possible. The clause shall be observed not only at the end of each day's work but whenever the site is left unattended.
- G **RADIOS:** the use of transistor radios and/or recorded music on site will not be allowed by the Contractor's employees or any other operative.
- H **ADVERTISING:** no Contractors or Consultants' boards are to be erected without the prior written consent of the Estate's Project Co-ordinator.
- J **FOREMAN/CHARGEHAND:** the Contractor shall keep upon the Works a competent working Foreman/Chargehand during all normal working hours. Any instructions given to him by the Contract Administrator shall be deemed to have been given to the Contractor. The Foreman/Chargehand shall not be changed without the Contractor Administrator's written approval.
- K **WORKMEN:** all persons employed on the site shall carry out the Works in a proper workmanlike manner. All due regard shall be afforded to the nature of the premises with excessive noise and offensive language being avoided. Any persons found to be acting other than in a workmanlike manner shall, if requested by the Contract Administrator, leave the site immediately.

SITE  
ARRANGEMENTS

- A DISMISSAL OF WORKMEN: the Contractor shall dismiss immediately from the Works any person employed thereon who, in the opinion of the Contract Administrator, is incompetent or may act in an improper manner, and such person or persons shall not be employed again on the Works without the prior written permission of the Contract Administrator.
- B FIRE EXTINGUISHERS: provide and maintain a suitable number of fire extinguishers on site at all times.
- C SAFETY BARRIERS: provide and erect safety barriers adjacent to all work areas, asphalt melting pots, skips, hoists and chutes as necessary.
- SECURITY
- D Contractors operatives and all other persons employed on the site shall at all times wear identification in the form of a badge/identity card, indicating their name and the name of the contractor company.
- STATUTORY/  
GENERAL  
OBLIGATIONS
- E STATUTORY OBLIGATIONS: comply with statutory obligations and the regulations of any Local and other Authority, Public Service or Statutory Undertaker relating to the execution of the Works.
- F POLICE REGULATIONS: ascertain and comply with all Police regulations affecting the execution of the Works.
- G SAFETY, HEALTH & WELFARE: the Contractor shall comply and ensure that all sub-contractors operatives, site visitors and persons connected with the work comply, with all relevant enactments, regulations and working rules relating to the safety, health and welfare of workpeople, visitors to the site and premises and the public at large and third parties, with particular reference to (but not exclusively), the following as amended:
- i) The Factories Act 1961
  - ii) The Health & Safety at Work Etc. Act 1974
  - iii) The Construction (General Provisions) Regulations 1961
  - iv) The Construction (Lifting Operations) Regulations 1961
  - v) The Control of Substances Hazardous to Health (1989) Regulations
  - vi) The Control of Pollution Act 1974
  - vii) The Environmental Protection Act 1990
  - viii) The Construction (Design & Management) Regulations 1994
  - ix) The Construction (Health, Safety & Welfare) Regulations 1996
- H The Contractor shall take immediate action to remedy any breach or contravention of relevant enactments, regulations and working rules.
- J Provide on site suitable, adequate and properly maintained health and safety equipment including helmets, gloves, harnesses, first aid equipment, accident books, health and safety record log book and other equipment as appropriate, suitable for use by all workmen and visitors.

PREVENTION OF  
ACCIDENT OR  
NUISANCE

- A SPECIFICATION: a copy of the full specification shall be kept on site at all times for the use of the Contract Administrator and the Estate's Project Co-ordinator.
- B USE OF SITE: do not use the site for any purpose other than carrying out the Works.
- C NOISE CONTROL: take all reasonable and practicable measures to minimise all noise and comply with the provision of the Control of Pollution Act 1974 and all regulations thereunder and with the Code of Practice 'Noise Control on Construction and Demolition Sites'.
- D Take all precautions to prevent loss or damage by fire, nuisance from water, smoke, dust, rubbish and other causes.
- E If any damage results from the execution of the Works, immediately:
1. Notify the Contract Administrator and any other appropriate Authority.
  2. Take necessary action to prevent further damage and/or to abate the nuisance.
- F The Contract Administrator may issue instructions or make such other arrangements as he deems necessary, to repair rapidly any services damaged during the execution of the Works. Such arrangements shall not affect any liability to pay for making good.
- G MAINTENANCE OF ROADS: The Contractor shall ensure that no damage beyond fair wear and tear is caused to public roads and footpaths by site traffic, scaffolding etc., or any temporary works and shall make good any damage beyond fair wear and tear caused to the roads and footpaths at his own expense. Maintain access to the properties and site at all times.
- H The mixing of materials on mews surfaces or in lightwells, basement areas, forecourts or the like, is prohibited. No vehicles (including operatives' personal motor cars) may be parked and no materials, skips or scaffolding may be stored or placed on the surface of a mews or other open area without the written consent of the landlord's surveyor being obtained.
- J ADJOINING PROPERTY: the Contractor shall take all necessary precautions to prevent damage to, or loss and/or theft from adjacent properties and shall ensure that access is prevented onto scaffold and into buildings during periods when the site is unattended.
- K SKIPS: the Contractor is to comply with all statutory and local legislation relating to the use of skips.
- L CLEANLINESS: keep the site and Works in a clean and tidy condition at all times. Rubbish and debris shall on no account be allowed to accumulate.

MEWS & OTHER  
OPEN AREAS

- A LOOSE WIRES: the Contractor shall allow to clip back all loose and unfixed wires and cables to all elevations after any burning off and before painting, and will be held responsible for any damage caused thereto.

## **SECTION TWO – SOUTH KENSINGTON ESTATES**

### **WORKMANSHIP & MATERIALS**

#### GENERAL

- A Materials, goods and workmanship shall be of the best quality and their respective kind and those for which there is a British Standard or Code of Practice (referred to herein as BS or CP respectively) shall comply therewith unless otherwise stated. Any BS, CP or Trade Preamble shall apply throughout this Specification unless otherwise stated.
- B The Contractor shall carry out everything necessary for the proper execution of the Works whether or not shown on the drawings or described in the Specification provided of may reasonably be inferred therefrom. All dimensions and particulars shall be taken from the actual work where possible.
- C Work for which Provisional Quantities are specified will be measured and dealt with in the manner stated in the Conditions of Contract for Provisional Sums.

#### DEFINITIONS

- D The words ‘overhaul’, ‘repair’, ‘make good’ or ‘reinstate’ shall be read as including all necessary labour materials to put the parts concerned in good order and to match in all respects surrounding or adjoining work.

### **PAINTS & PAINTING**

- E All preparations and painting shall be in accordance with BS6150 (1991) (formerly CP231). All supplies of primers, undercoats and finishes, stoppers, thinners for painted masonry and stucco surfaces are to be obtained from:

#### Dacrylate Group of Companies

Lime Street  
Kirkby-in-Ashfield  
Nottingham NG17 8AL  
Tel: 01623 753845 (Area Representative Phil Copson 07778 863987)  
Fax: 01623 720995 (Head Office contact Alan Wakelin 01623 753845)  
E-mail: [sales@dacrylate.co.uk](mailto:sales@dacrylate.co.uk)

Primers, undercoats and gloss finishes for woodwork, metalwork and joinery are to be obtained from:

#### Johnstones Paints plc

Unit 3, 401-405 Oldfield Lane North  
Greenford Middlesex UB6 8BR  
Tel: 0208 575 1604 (Contact Mr A Fursdon 01462 815133)

All materials are to be used precisely as supplied, with no thinners added and used strictly in accordance with Manufacturer’s instructions. Thinning if required, should only be done on the Manufacturer’s recommendations.

**NOTE:** No ‘Contract’ grade materials shall be used.

All materials to be supplied in sealed containers clearly marked with the Manufacturer’s name. Special tints of finishing paints are to be agreed at the commencement of the Contract. Clean paint kettles and equipment are to be used and paint emptied back into the supplier’s containers at the end of working hours.

When required for use, all paints must be thoroughly stirred before pouring from containers and at intervals while being used.

Correct undercoats are to be used in accordance with recommendations.

Grey undercoats are to be used in all cases where black finish coats are specified.

Application is to be by brush only. **Spray and roller application is not permitted.** Twenty-four hours is to be allowed between application of coats.

- |                                  |                                                                                                                                                                                                                                                                              |
|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A                                | Outside W.C. and area vault doors and frames and blind boxes are to be painted inside and out. In case of double windows or doors, painting is to include both sides of the outer and the outside of the inner window or door, unless otherwise specified.                   |
| B                                | All coats of paint must be thoroughly dry before subsequent coats are applied and rubbed down with fine waterproof abrasive where necessary. All tints and shades are to be approved by the Contract Administrator. No two succeeding coats of paint shall be the same tint. |
| PAINT SPOTS                      | C All front entrances, passages, pavings (including public pavements) are to be fully protected with dust sheets etc., whilst the painting is being carried out. All new and previous paint spots are to be removed from these surfaces on completion of the Works.          |
| BRUSH DOWN<br>BRICKWORK          | D Brick surfaces adjoining surfaces to be painted are to be brushed down to remove dust before painting is begun and spots and splashes are to be removed at time of occurrence and generally at completion.                                                                 |
| PRESERVATION OF<br>PLANTS ETC.   | E Shrubs, trees and plants etc. must be protected during the works and must not be cut or temporarily removed to facilitate the painting without prior approval being obtained from the Contract Administrator or occupier.                                                  |
| CLIMBING PLANTS<br>& SHRUBS      | F Prior arrangements must be made with the lessees or occupiers concerned, before plant pots or containers are temporarily removed from cills or balconies or plants from walls to facilitate the painting works.                                                            |
| PAINTING PUTTIES                 | G Paint is not to extend beyond putties more than 2mm on to glass. All excess paint on glass must be removed before and after redecoration. New putties are to be cured prior to painting.                                                                                   |
| SASHCORDS, CHAINS<br>& EXCLUDERS | H Sashcords, chains and copper or other patent draught excluder strips must be kept clean and free from paint.                                                                                                                                                               |
| FINISH                           | J All painting is to be finished to a fair and even surface free from brush marks, patches and other irregularities, to the entire satisfaction of the Contract Administrator.                                                                                               |
| GENERAL                          | K All surfaces to be painted shall be properly prepared according to approved and recognised good trade practice.                                                                                                                                                            |

**The preparation for painting to all areas and each coat is to be inspected and approved by the Contract Administrator or his representative before the next coat is applied and, in the event of the Contractor proceeding before obtaining the Surveyor's approval, the Contractor will be required to apply an additional coat of paint at his own expense.**

- |                         |   |                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OLD PAINT               | A | Scrape away accumulations of old paint and properly prepare all rough edges or existing paint around doors, frames, sashes, etc. during the process of cleaning down.                                                                                                                                                                                                                                   |
| BURNING OFF             | B | Burning off must <u>NOT</u> be undertaken on the reveals heads and cills of door and window openings nor on timber door and window frames and cills. The contractor should allow in his estimate for the removal of paintwork to these areas by use of an approved paint stripper.                                                                                                                      |
|                         | C | Burning off work must cease at least one hour before work stops on site at the end of each day, and at least half an hour before work stops for lunch and inspected at 10 minute intervals.                                                                                                                                                                                                             |
|                         | D | At all times when burning off is taking place a fire extinguisher shall be kept with each operative burning off.                                                                                                                                                                                                                                                                                        |
|                         | E | Wires and cables fixed to surfaces to be burnt off and stripped are to be carefully eased away before burning off/stripping and securely refixed prior to painting.                                                                                                                                                                                                                                     |
| CHEMICAL STRIPPING      | F | Where <u>burning off</u> of sashes has been specified, the Contractor as an alternative, may allow in his estimate for removing the paint by the use of an approved paint stripper.                                                                                                                                                                                                                     |
|                         | G | The Contractor is to use the paint remover strictly in accordance with the Manufacturer's instructions and ensure the complete neutralising of the stripper by any commercially available solvent.                                                                                                                                                                                                      |
| GLAZING                 | H | Immediately upon commencing work the contractor shall take note and inform the Contract Administrator of all existing broken glass and shall renew the same on the Contractor Administrator's instructions only. The Contractor shall renew at his own expense and without delay any glass broken in the course of the works, or broken glass not reported to the Contract Administrator at the outset. |
| DEFECTIVE PUTTIES       | J | The Contractor is to hack out all loose and defective putties in windows, doors, skylights, etc. prime rebates and re-putty with linseed oil putty complying with BS.544 for glazing to timber and with metal casement putty for glazing to metal.                                                                                                                                                      |
| REMOVE & REFIX FITTINGS | K | The Contractor should allow for taking off all door furniture, letter plates, escutcheons and other attachments to all doors and windows prior to painting or polishing as specified and for cleaning and subsequently refixing on completion of the Works.                                                                                                                                             |
| SASHES & DOORS ETC.     | L | The Contractor should allow for easing and adjusting <u>all</u> sashes, casements, doors and gates, both before and after painting to allow free operation unless otherwise directed by the Contract Administrator or occupier. When so instructed by the Contract Administrator, re-open paint stuck windows and doors, renew defective sash cords and chains and ironmongery.                         |

LETTERING &  
NUMERALS

- A The Contractor shall rewrite in an approved style and manner all lettering and numerals existing prior to commencement of the works. Such writing to be done as soon as possible after the main painted surfaces are completed.

STUCCO  
SURFACES  
PREPARATION

- B Burning/Stripping Off – Where specified completely remove all existing coatings by burning off and/or chemical stripping. Scrape and wire brush down and remove all residue to leave a clean, sound surface.
- C Large Areas of Breakdown – Burn off or strip off all existing paintwork back to a sound convenient break line or point to disguise the joint between new and existing work. Scrape and wire brush down to leave a clean, sub substrate.
- D Minor Patches of Flaking, Efflorescence Etc – Remove all loose, flaking and defective paint and coatings by scraping, vigorous sanding with coarse sandpaper and/or mechanical disk sanding back to a clean, firm render and sound paint edges, feathering all paint edges.
- E Retained Painted Surfaces – Thoroughly wash down by scrubbing if necessary all retained paintwork with sugar soap and water to remove all accumulated surface deposits and soiling. Thoroughly rinse off with clean water to leave a clean bright surface.

FILLING

- F Preparation of stucco surfaces shall include for filling minor surface depressions, cracks, faults, edges and minimal use of face filling to avoid stepped edges. All filling should be carried out using TOUPRET MUREX, manufactured by Toupret International and available from:

Toupret Filler Agency  
Hill & Rednall Ltd  
99 Revelstoke Road  
London SW18 5NL  
Tel: 0208 946 2701

- G Open cracks widely and remove all loose and friable materials.
- H Prior to filling treat all soft, friable or dusty surfaces with TOUPRET PENETRATING HARDENER and leave to dry for 24 hours before filling.
- J The filler powder is to be mixed to a thick consistency so as not to sag from a blade.
- K Apply filler firmly, pushing paste into background, building up to the required level. Apply a further finishing coat to the base coat if necessary. All filling to finish level with the existing stucco only.
- L Finish surface with a wide filling blade, using a 50cm Toupret Surfacing Blade on large areas where required. Level off as paste begins to set and remove blemishes with a damp sponge.
- M Cut in any stone coursing lines, drips, features, etc during the first stage of setting. Complete any final sanding and finishing with 24 hours.

NOTE: Filler will not be capable of sanding down after it has set.

- A Where specified carry out general surface filling of areas, faults or holes in accordance with the above specification as instructed by the Contract Administrator.
- REPAIRS B Prior to redecoration execute repairs to stucco surfaces as instructed by the Surveyor in accordance with the specification. Allow the moisture content to drop to 8% before painting.
- PAINTING C Bare, Stripped and Filled Surfaces:  
Apply one liberal coat of Dacrylate Solvent Borne Acrylic Masonry Sealer, Ref: 59-10 (Cluttons).
- Apply one coat of Dacrylate Solvent Borne Acrylic Masonry Undercoat. Off White, Ref: 59-11. N.B. Should there be any lifting of edges at this stage, leave for 24 hrs, lightly abrade to smooth surface and reapply undercoat.
- Apply 2 coats of Dacrylate Solvent Borne Acrylic Gloss, Brilliant White, overall Ref: 59-8.
- D Over Existing Oil based Paint:  
Apply one coat of Dacrylate Solvent Borne Acrylic Masonry Undercoat. Off White, Ref: 59-11.
- Apply 2 coats of Dacrylate Solvent Borne Acrylic Gloss, Brilliant White, Ref: 59-8.
- E Over Existing Dacrylate Acrylic Gloss:  
Apply one full coat of Dacrylate Solvent Borne Acrylic Gloss, Brilliant White, Ref: 59-8. at a rate of 8m.sq per litre to obtain full capacity.
- F Where specified or instructed by the Contract Administrator apply a second full coat of Dacrylate Solvent Borne Acrylic Gloss, Brilliant White, Ref: 59-8.
- WOODWORK PREPARATION
- G Where specified, completely remove all existing coatings to woodwork by burning or use of an approved chemical paint stripper and neutralise all surfaces, and rub down to give a smooth surface using medium/fine grade sandpaper. Generally, to all window sashes and frames, doors and frames and all other exterior woodwork thoroughly wash down all surfaces with sugar soap and water and thoroughly rinse with clean water. Scrape, burn off or strip all blistered, flaking or defective paint and rub down to give a smooth surface using medium/fine grade sandpaper.
- H All burning off/chemical stripping and paint removal shall be continued to a convenient break point to disguise the joint between new and existing work, and shall be rubbed down to provide a firm feathered edge.
- BARE TIMBER J All new, stripped and bare timber shall be treated liberally by brush with Johnstones Exterior Universal primer (Colour Light Brown), paying particular attention to end grain and open joints. Wipe excess TFP7 from surrounding paintwork and allow to dry before decorating. Apply one thin coat of shellac knotting to all exposed knots (two coats to large knots).

- FILLING A Preparation of softwood shall include for all necessary stopping and filling of crevices, holes and defects using **Exterior 2 pack Epoxy Filler** to produce a sound, even surface. Allow to dry, rub down and dust off. (Oak cills shall not be filled).
- PAINTING B After preparation, repair, treatment, knotting, stopping and filling of woodwork paint as follows:
- To all bare, primed and filled softwood areas and new putties apply two preliminary coats of Johnstone's 'Stormshield' Flexible Exterior Primer/Undercoat.
- To oak or other hardwood cills, prepare as before but do not fill. Apply two coats aluminium primer and one preliminary coat of Johnstone's 'Stormshield' Flexible Exterior Primer/Undercoat.
- To all generally prepared or otherwise brought forward hard and softwood timber surfaces apply one full coat Johnstone's 'Stormshield' Flexible Exterior Primer/Undercoat and one full coat of Johnstone's 'Stormshield' Flexible Exterior High Gloss overall.
- VARNISHED TIMBER PREPARATION C Thoroughly wash down with sugar soap and water and rinse with cold water. Scrape and strip off all loose, flaking or defective varnish back to a sound square edge.
- D Rub down all surfaces lightly in the direction of the grain with fine wet and dry paper.
- VARNISHING E Apply one coat of Johnstone's Yacht Varnish, thinned with 20% white spirit, to bare areas followed by two unthinned coats of the same overall.
- IRONWORK PREPARATION F Thoroughly wire brush all ironwork previously painted to remove all loose paint, rust and scale. Any scale or rust incapable of removal by brushing to be chipped away, and all metal bared of paint brought to a clean, bright surface.
- PAINTING G Prime all bare metal with Johnstones Zinc Phosphate primer and allow to dry overnight. Bring forward primed areas with one coat of Johnstones undercoat. Paint all with one coat Johnstones Professional undercoat and one coat of Johnstones Professional Gloss, allowing overnight drying between coats.
- GALVANISED IRON H Where previously bitumen painted:  
Providing all traces of bitumen can be removed by scraping and sanding, degrease bare metal with Clear White Spirit and allow to dry. Apply one coat of Johnstones Zinc Phosphate primer and allow to dry overnight. Then apply two coats of Johnstones undercoat allowing overnight drying between coats. Finish with one coat of Johnstones Professional Gloss.

	A	If all previously coated bitumen cannot be removed, degrease and prime bare metal as above, but finish with <u>two</u> coats of Black Bitumen allowing overnight drying between coats.
METAL GUTTERS INSIDE	B	Remove all loose and flaking paint by scraping back to a sound edge.
	C	All surfaces must be clean, suitably dry and free from anything that will interfere with the adhesion of the paint to be applied. Prime any bare metal with Johnstones Zinc Phosphate primer and allow to dry overnight. Finish with <u>two</u> coats of Black Bitumen.
PLASTIC GUTTERS	D	Remove all dirt and grease. Lightly abrade and wash down. Allow to dry, paint with <u>two</u> coats of Johnstones Professional Gloss paint direct, allow overnight drying between coats.
<u>BASEMENT AREAS &amp; OTHER MATT MASONRY PAINTED SURFACES PREPARATION</u>	E	<u>NOTE</u> : Previously gloss finished painted areas to be prepared and painted as for "Stucco Surfaces".
	F	Using a wire brush remove all loose, blistered, flaking or defective paint. Where necessary use Dacrylate Fungicidal Wash ref: 150-12 to kill all algae growth.
PAINTING	G	Apply Dacrylate ref: 150-50 Clear Masonry sealer to areas of bare render and porous decorated surfaces.  Apply two coats Dacrylate Dac-Roc Smooth Masonry Coating Fungicidal Quality throughout.
<u>MISCELLANEOUS DECORATIONS FRENCH POLISHING</u>	H	Where strip and repolish is specified, strip off all existing finish, bleach, clean, neutralise, stop holes, stain to even shade matching existing, seal, body-in, and repolish. When dry finish with one coat of clear copal varnish.  Where polishing of new woodwork is specified, treat as stripped surfaces.
IRON & STEEL	J	External plumbing (including PVC pipework) fixed to stucco surfaces to be painted same colour as stucco.
WHITE GLAZED BRICKWORK	K	Clean down with soap and water all glazed brickwork and tiling.
FLAT ROOFS, BALCONY FLOORS & PORCH ROOFS	L	Make good all fractures and joints to flat roofs, balcony floors and porch roofs where specified by the Contract Administrator. Clean off, prepare for and paint the whole with two coats bitumastic paint where previously so painted or two coats solar reflective paint where so presently treated. Solar reflective paint to be RIW Screeton Solagrey (RIW Technical Enquiries 01795 435 000 – Order 01344 861 988).
UNPAINTED PARAPET STONE COPINGS & PLINTHS TO RAILINGS	M	Wire brush and remove traces of paint films, moss, lichen and algae etc. and apply a full coat of Dacrylate Fungicidal Wash ref: 150-12.

REPAIR WORKS  
GENERAL

- A Additional repairs to painted stucco, woodwork and external plumbing found necessary when the Works are in progress are to be carried out only upon the Contract Administrator's instructions.

STUCCO REPAIRS  
CEMENT

- B Cement shall be ordinary Portland and comply with BS.12 1978 and shall be delivered to site in original sealed bags of the manufacturer.

SAND

- C Sand for mortar unless otherwise specified shall be sharp natural river or pit sand or crushed natural stone to pass a 5mm sieve and should conform to BS.1200 1976 and all sand should be properly washed and free from lime, salts and other impurities.

LIME

- D Shall be Ground Hydrated lime to comply with BS.890 Part 1 1972.

WATER

- E All water used for mortar shall be drawn from the mains and shall be clean, fresh, wholesome and free from impurities or other deleterious matter and comply with BS.1148 1959.

STUCCO &  
RENDER MIXES  
& FINISHES

- F The materials used for stucco work and rendering shall be proportioned by volume using properly constructed gauge boxes. All mixing is to be done on a clean surface or in an approved mechanical mixer.

- G All stucco/rendering work shall be carried out in accordance with BS Code of Practice CP 211. In particular, adequate time must be allowed for one coat to dry out before the next is applied.

- H All branded materials for rendering shall be delivered to the site in their original packages bearing the name of the material concerned. Cement, hydrated lime and sharp sand shall be stored off the ground under cover and away from all sources of damp and contamination.

- J Unless otherwise required stucco/render on surfaces of brickwork, blockwork or concrete is to be a minimum of two coat work comprising a render and setting coat of cement:lime:sand 1:1:6 incorporating plasticiser.

- K The setting coat on all render/stucco surfaces for white painting shall comprise white Portland cement and silver sand with lime and shall be finished with a wooden float initially and brought to a smooth finish with a steel float, care being taken not to over trowel the finish. Mark with horizontals and perpendiculars to match existing where appropriate.

- L At the discretion of the Contract Administrator the above mix may be modified to allow for reforming mouldings and re-running of cornices.

STUCCO CORNICES  
& MOULDINGS  
WEATHERINGS

- M Prior to repairing stucco, cornices and other mouldings and weatherings, all surfaces and mouldings are to be cut back to a clean straight edge.

- N All surfaces to receive rendering shall be well wetted with clean water immediately before the rendering is commenced.

- O The whole of the work to be carried out in a workmanlike manner and finished to a true and even trowelled surface and all arises and angles to be true following re-running of mouldings, etc.

- A Repairs to mouldings and projections are to include for reinforcement with stainless steel mesh or wire fixed to stainless steel screws or dowels driven into sound backing. Where cornices etc., require rebuilding the Contractor is to obtain the prior approval of the methods and material to be used from the Contract Administrator.
- STUCCO REPAIRS B Prices for renderings are to include for removal of old stucco back to brickwork in rectangular patches, thoroughly cleaning the surfaces, deeply raking out all joints or hacking the surfaces to provide adequate key, applying a bonding agent and for any necessary dubbing out.
- STUCCO CRACKS C Where specified cracks shall be cut out and undercut to form a key and made good in gauged mortar as previously specified incorporating plasticiser.
- LABOURS IN RENDERING D The prices for all renderings, etc. are to be deemed to include the formation of all arises, rounded angles, quirks and the like; making good around pipes, brackets etc. jointing up to existing render including cutting back old work as necessary to form neat joints; finishing up to frames and all other incidental labours.
- TIMBER REPAIRS  
TIMBER FOR JOINER'S WORK E New timber required for Joiner's work is to be in accordance with BS.1186 and is to be cut square, free from wane or discoloured sapwood in large loose or dead knots. New timber to be properly primed on all faces before fixing in position.
- FABRICATION & WORKMANSHIP F The Joiner shall perform all necessary mortising, tenoning, grooving, matching, tonguing, housing, rebating and other work necessary for correct jointing He shall also provide all screws, bolts, nails or other fixings necessary for the proper construction and fixing of any joinery or carpentry.
- TIMBER AFFECTED BY ROT G Upon receiving Contract Administrator's instructions, where woodwork is affected by rot the surrounding areas of bricks, plaster, etc. are to be treated with two generous applications of a preservative approved by the Contract Administrator on all sides before any new timber is fixed. All sound wood remaining in the vicinity of rot and all new wood is to be treated with two good coats of timber preservative approved by the Contract Administrator on all sides used in strict accordance with the Manufacturer's instructions before refixing of new timber.
- IN SITU REPAIRS H In situ joinery repairs shall, where possible, be carried out using The Window Care Pre-Paint Repair System available from Window Care System Ltd, Unit E, Sawtry Business Park, Glatton Road, Sawtry, Huntingdon, Cambs. Tle 01487 830311 or similar approved.

#### LEADWORK

- GENERAL J Sheet lead shall be best English Milled, to BS.1178 1982 and neatly dressed without injury to the surface, and carried out in accordance with guidelines set out by the Lead Sheet Association and Volumes 1 and 2 of the Lead Sheet Manual 1992.
- Lead shall not be laid in sheets longer than 1.8m or greater area than 2m² and adequate provision shall be made for thermal movement.
- Lead burning of leadwork to gutters and flats shall not be allowed except where unavoidable.

Flat areas shall be laid to a fall of not less than 1 in 120 towards drips and outlets. Gutters shall be laid to falls of 1 in 80 min.

SUB-STRUCTURE	A	To be smoothed to remove sharp edges, corners and high spots and provided with a felt isolating membrane loose laid to allow for movement.
FLAT WORK	B	Lead sheet for flat work to be carried out using Code 5 lead (min) carefully dressed over rolls and drips with sides taken 100mm up wall surfaces and covered with Code 5 lead flashings 100mm wide.  Lead terminating at gutters to be dressed down 100mm or to terminate just above the sole of the gutter.
FLASHINGS	C	Generally formed in Code 4 or 5 lead in lengths not exceeding 1.500mm and taken 100mm min. up vertical face of walling with upper edge dressed 25mm deep into mortar joint and secured with lead wedges with joint pointed in gauged mortar, and/or non-setting mastic.
LEAD WEATHERINGS	D	All leadwork to weathering up to 600mm wide to be in Code 5 lead in lengths not exceeding 1.500m. Cover flashings to be in lengths of 1.500m max with 100mm lapped joints, chased and pointed into brickwork as before and secured with lead wedges at 500mm max. centres. Copper clips to be incorporated into each end-to-end welt.
WEATHERINGS	E	Front edge to be of weltd finish (turned under) for stiffening with copper/lead clips drilled, plugged and screwed with non-ferrous fixings to structure 50mm from front edge at 500mm centres with lower edge engaged in welt.
DOT FIXINGS	F	Intermediate dot fixings to be provided to all weatherings between 300mm and 450mm wide at mid-distance between joints OR 2 no. rows of dot fixings to weathering between 450mm and 600mm wide.  Fixings to be either leadburned dots <u>OR</u> lead buttons and domes set around non-ferrous screws and washers drilled, plugged and set into structure with cup/large head washers and lead dome on wiped/burnt dot finish. Neoprene washer to be provided to screw fixings for additional watertightness with dome fixings.
PATINATION	G	All new leadwork shall be treated with one full coat patination oil immediately after installation prior to rain and at the end of each working day, applied by cloth in straight (not circular) actions.  <u>MASTIC ASPHALT</u>
GENERAL	H	Mastic asphalt work to flat roof shall comply with BS CP 144 Part 4 1970 and be carried out in accordance with the guidelines and recommended practice notes of The Mastic Asphalt Council and Employers Federation (M.A.C.E.F.).  All horizontal asphalt surfaces to be laid on sheathing felt underlay to BS 747 Type A4.  All Asphalt shall be Permaphalt Polymer Modified Asphalt manufactured by Permanite Asphalt Ltd, Cawdor Quarry, Matlock, Derbyshire or similar and approved Polymer Modified Asphalt.

SKIRTINGS	A	<p>Brickwork to receive vertical asphalt skirtings to be lightly brushed to remove all loose material and to form key for asphalt. Smooth surfaces to be treated with bitumen primer.</p> <p>On timber background expanded galvanised mild steel lathing to be fixed to provide key.</p> <p>Roof work generally to be laid in two coats each of 10mm thickness with laps of 150mm min. Vertical work to skirtings to be 13mm thickness minimum applied in two coats.</p> <p>Top edge of skirtings to be turned into chase 25 x 25mm with top edge weathered and pointed into background min. 150mm above decking level lower edge of skirting to be provided with strong asphalt fillet to internal angle.</p>
FLASHINGS	B	<p>If provided, flashings should be turned down over asphalt skirtings by 75mm min. with 3mm clearance between skirting and flashing.</p>
OUTLETS	C	<p>Outlets to parapet skirtings should continue through wall at full thickness finishing to neat line with outer face.</p> <p>Flat roof outlets to be properly clear before fixing in position, and properly dressed with asphalt into the fitting to ensure watertight joint.</p>
THRESHOLDS	D	<p>Dress tightly into all thresholds to doors and windows onto flat roofs with 20mm thick mastic asphalt as previously described.</p>
RAINWATER GOODS	E	<p>Ensure metal surfaces of rainwater soil and waste pipes are properly clean (to remove all loose scale), and primed with bituminous solvent before application of asphalt as before. Asphalt to be finished with 150mm high asphalt collar around pipes with angle fillet at bottom and dressed to underside of socket at top edge.</p>
MATERIALS & EQUIPMENT	F	<p>Blocks of asphalt and bitumen should be sorted into their various grades and stored on a clean dry base and clearly marked with their BS number.</p>
	G	<p>Pots and boilers for melting asphalt and bitumen should be clean on delivery to site and should be properly cleaned out following each day's work. The siting of pot boilers shall include full protection to roofs, scaffolding, garden paving and landscaping and the contractor shall be fully liable for contravention of this condition.</p>
		<b><u>BRICKWORK</u></b>
<b><u>POINTING</u></b> <b>RAKING OUT</b>	H	<p>Raking out of joints for repointing shall be carefully carried out by hand to avoid damaging brick arises, to a uniform depth or 19mm.</p>
MATERIALS	J	<p>Pointing work shall be carried out in a 1:1:6 cement:lime:sand gauged mortar with materials as specified for stucco repairs.</p>
	K	<p>All repointing shall be carried out in sands and cements selected to match the original colour and texture of the existing adjacent areas of pointing. The use of colour pigments will only be allowed with the express approval of the Contract Administrator.</p>

## WORKMANSHIP

- A All joints are to be wetted immediately before pointing. All joints shall be well filled and rammed home.
- B Pointing shall be finished to match existing adjacent areas unless otherwise specified. Finished pointing shall be dirtied and weathered to match adjacent areas.

BRICK  
REPLACEMENT  
 FACING UP

- C Where specified bricks to be faced up shall be carefully cut back, by hand, to a minimum depth of 30mm, to a sound surface. Apply a liberal coat of bonding agent to the backing surfacing.
- D Bricks shall be faced up in 1:1:6 cement:lime:sharp sand gauged mortar, incorporating a bonding agent with materials and mix as specified for stucco repairs.
- E Brick facings shall be through coloured using mortar pigments to match the original brick colour to the approval of the Contract Administrator. Dried, cured samples may be required before repairs are executed.
- F Brick facing shall be shaped and formed to match existing items, and pointed in on completion as described elsewhere.

## BRICK RENEWALS

- G Where specified the renewal of bricks shall allow for carefully cutting out by hand of the existing brick to avoid damaging adjacent surfaces and arises, piecing in a replacement brick and pointing in as described elsewhere.
- H Replacement bricks shall be new or sound second-hand bricks to match the original brick in size, colour, shape and texture to the satisfaction of the Contract Administrator. Sample bricks may be required for approval before commencing repairs.

MASTIC SEALANT

## MATERIALS

- A Mastic for overpainting in joinery shall be Arbocrylic obtained from:

Adshead and Ratcliffe  
Belper, Derbyshire  
Tel: 01773 826661

- B Mastic sealants and primers for use on other surfaces shall be obtained from:

Fosroc Limited  
Coleshill Road  
Tamworth  
Staffs, B78 3TL  
Tel: 01827 262222

Unless stated otherwise mastic will be Expandite 'Thioflex-One', one part, gun applied polysulphide.

Primer for use on porous surfaces (brick, stucco, concrete, timber) shall be Expandite Primer No.7, applied 60 minutes before sealing and left until touch dry.

Primer for use on non-porous surfaces (lead, glass, ceramics etc) shall be Expandite No.4, applied 5 minutes before sealing.

Flexcell or similar comparable joint fillers shall be installed in deep joints to act as joint backing.

Joints shall be cleaned before priming with Expandite Joint Cleaner.

## WORKMANSHIP

- C All materials shall be used in accordance with the manufacturer's recommendations.

Joint edges shall be cut back to a clean, sound line and cleaned of all dust and grease. Joints for sealing shall be dry and properly primed. Mastic shall be applied in neat, regular beads.

*Wellcome Trust Estate Spec-RBA consolidation 29.4.05*

**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 .....