

**SPECIFICATION FOR
EXTERNAL REPAIR & REDECORATION
AND THE REDECORATION OF
COMMON PARTS**

AT

**76 KENSINGTON CHURCH STREET
LONDON W8**

15 JULY 2003

PRELIMINARIES

PARTICULARS OF CONTRACT

0.1	SITUATION OF WORKS	76 Kensington Church Street London, W8
0.2	DESCRIPTION OF WORKS	The Works comprise the external repair and redecoration of the property including remedial works and dry rot treatment to the front elevation at second & third floor levels. The internal redecoration of the Common Parts
0.3	EMPLOYER	Morayford Limited 22 Hans Place London SW1X 0EP
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	It is very important that the contractor should gain access when tendering. Access to the top maisonette will allow inspection of the main roof and dry rot at the front of the property as well as the rear roof terrace. Access is no required to the first floor flat. Access to the lower maisonette will allow inspection of the rear elevation of No 76 and also No 78.

		<p><u>Top Maisonette:</u> Mountgrange Heritage – Thalia Bryan 020 7229 0364</p> <p><u>Lower maisonette:</u> Mr & Mrs Castelli 020 7229 6020 (H) 020 7658 3039 (W Mr) 07775 503287 (M Mrs)</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 occupiers of the building.</p>
0.6	DATE FOR RETURN OF TENDER	By 5pm on Friday 22 August 2003
0.7	DEFECTS LIABILITY PERIOD	Six months
0.8	LIQUIDATED DAMAGES	£750 per week
0.9	CONTINGENCIES	£7,500.00
0.10	INSURANCES	The Contractor shall indemnify the Employer in respect of any liability, loss or claim or proceedings and for any injury or damage whatsoever arising out of or in the course of or by reason of the execution of the said work to any property real or personal due to any negligence, omission or default themselves, their agents or their servants, or to any circumstances within their control with a minimum indemnity limit of £2,000,000 for public liability.
0.11	SPECIAL INFORMATION	<p>The pre-tender Health & Safety file forms a separate document.</p> <p>Access to the property is through the ground and basement entrances. These must be fully protected to maintain safe access and egress for the residents. They must be kept clear of obstructions at all times.</p>

0.12	CONTRACT ADMINISTRATION	<p>For ease and efficiency it is the intention to administer this contract as far as possible, electronically, based on the use of Microsoft Word and Excel software. Accordingly you will have received this specification on a floppy disk or by email. 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>
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FORM OF TENDER

Ref: 2856

Dear Sirs

Morayford Limited
76 Kensington Church Street, London, W8

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 ofexclusive of VAT.

We further undertake to commence works on siteweeks after acceptance of our tender and to complete the whole of the works withinworking 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

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Date