

No	Description	1	Unit	Qty	Rate	£	p
	<p><b><u>CONDITIONS OF CONTRACT</u></b>  <b><u>PRELIMINARIES AND SPECIFICATION</u></b></p> <p><b><u>PART 1</u></b></p> <p><b><u>CONDITIONS OF CONTRACT</u></b>  <b><u>PRELIMINARIES AND INSTRUCTIONS TO</u></b>  <b><u>TENDERERS</u></b></p>						
1.	<p><u>Scope of Work</u></p> <p>Repair works at: 88 Albert Street London, NW1 7NR</p> <p>The Parties are:-</p> <p>Employer: <span style="background-color: black; color: black;">[REDACTED]</span></p> <p>Engineer: Mr B Champion Pyle Consulting 48 Church Street, Reigate Surrey RH2 0SN</p> <p>Contractor: To be determined</p>						
2.	<p><u>Form of Contract</u></p> <p>The Conditions of Contract shall be JCT Agreement for Minor Building Works 2016 Edition. The Conditions will be completed as follows:-</p> <p>Fifth Recital: All the CDM Regulations apply. Article 7 : Article 7 and Schedule 1 (arbitration) apply</p> <p>2.2 The date for commencement and the date for completion of the works is to be confirmed on receipt of tenders.</p> <p>2.8 Liquidated damages shall be at the rate of £1,000 per week or part thereof</p> <p>2.10 The rectification period shall be three months</p> <p>4.3 The percentage shall be 95%</p> <p>4.5 The percentage shall be 97½%</p> <p>4.8.1 The period shall be three months</p> <p>4.11 This clause will be deleted</p> <p>5.3.2 Insurance cover will be £2,000,000</p> <p>5.4.A, 5.4.B &amp; 5.4.C Clauses 5.4A &amp; 5.4C will apply</p> <p>Where the contract conditions refer to the Architect/the Contract Administrator, this shall be deemed to mean the Engineer.</p> <p>Should items in PARTS 1 to 5 of this document vary or conflict with clauses in the Contract conditions, the Contractor shall note the Contract Conditions will have precedence.</p>						
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No	Description	2	Unit	Qty	Rate	£	p
	<p>The Contractor must complete the Form of Tender and all the appendices.</p> <p>The contract will be executed under hand.</p>						
3.	<p><u>Generally</u></p> <p>The works to be undertaken are to include all the general work preparatory to its execution for the compliance by the Contractor with all the Conditions of Contract, for the operation of all legal order agreements of statutory Regulations in force during the period of the Contract and for all tools, tackle, plant, machinery, scaffolding, sheds, sanitary convenience and for all proper and sufficient protecting works to the Employer's property, whether it be real or personal, workmen's and other insurances, regular clearance of rubbish and for all other matters necessary for the completion of the Contract work.</p>						
4.	<p><u>Visiting Site</u></p> <p>The Contractor is advised to visit the site and make himself thoroughly acquainted with conditions and access etc. as no such claims will be entertained due to ignorance of any such conditions.</p>						
5.	<p><u>Contingency Sums</u></p> <p>A contingency sum is not included in the Schedule of Works. Variations to the contract will be instructed and costed by the Engineer.</p>						
6.	<p><u>Samples</u></p> <p>All expenses incurred in connection with the submission and return of samples for approval shall be borne by the Contractor.</p>						
7.	<p><u>Notices</u></p> <p>The Contractor is to give all notices to Statutory Authorities, Electricity, Gas and Water Boards and is to comply with regulations of such bodies and he is to pay all fees and charges justly due.</p>						
8.	<p><u>Police Regulations</u></p> <p>The Contractor is to give all notices and comply with all regulations/instructions issued by Police as appropriate.</p>						

No	Description	3	Unit	Qty	Rate	£	p
9.	<u>Documents and Drawings</u>						
	The Contractor shall, at all times, keep a copy of the complete specification, sketches and drawings (both the Engineer's and any prepared by the Contractor) on site for the use of his employees and the Engineer.						
10.	<u>Temporary Services</u>						
	The Contractor shall allow for all water and lighting, including temporary leads and pipes, and clearing away same on completion and prompt settlement of all accounts incurred in such temporary services as are deemed necessary.						
11.	<u>Variations</u>						
	All instructions given orally by the Engineer which form extras or omissions from the contract are to be acted upon immediately but the Contractor is to confirm them in writing within 7 days giving full details of costs which have been agreed when the necessary variation order will be prepared. See also paragraphs 20 and 21 below.						
12.	NO CLAIM FOR EXTRA WORK WILL BE CONSIDERED WITHOUT REFERENCE TO SUCH WRITTEN AUTHORITY.						
13.	<u>Protection</u>						
	The Contractor is to protect the works and materials from damage or loss by inclement weather or any other cause and should damage arise from lack of such protection, the Contractor shall make good at his own expense any loss or damage or replace or rebuild the work.						
14.	<u>Insurance</u>						
	The Contractor shall be liable for and indemnify the Employer against all loss, claims or proceedings whatsoever in respect of the following matters arising out of or in the course of the execution of the works:-						
	14.1 Personal injuries or death of any persons whether employed by the Contractor or not.						
	14.2 Injury to property, real or personal, due to any negligence, omissions or default of himself, his Agents, or Servants or any sub-contractors or any other circumstances within his control.						
	The Contractor shall insure his own plant, tools and unfixed materials against loss or damage by fire or theft and the Employer shall not be liable for any loss sustained by the Contractor or Sub-Contractors in respect of such loss or damage.						
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No	Description	4	Unit	Qty	Rate	£	p
15.	<p><u>Materials and Workmanship</u></p> <p>All workmanship and materials of their various kinds shall meet with the requirements of the appropriate British Standards current at the time of the award of the contract and the Building Regulations. In addition, all workmanship and materials shall be to a good quality not less than that required by NHBC Standards and be fit for their purpose. Recognised deleterious materials are prohibited and under no circumstances will be allowed to be incorporated into the works.</p> <p>All concrete must be Ready Mix supply. Site mixed concrete will not normally be allowed except for mass concrete underpinning. Under certain circumstances, at written request of the Contractor, the Engineer may allow site mixed concrete but only with proper quality control.</p> <p>Any plumbing, including pipework, shall further be in accordance with the recommendations in the guide of the Chartered Institution of Building Services Engineers. The whole of the electrical re-installation shall be in accordance with 17<sup>th</sup> Edition of IEE Wiring Regulations.</p> <p>Any defective workmanship or inferior materials will be required to be removed, re-built or otherwise rectified to the satisfaction of the Engineer.</p> <p>The Engineer may issue instructions to the Contractor requiring the opening up of completed work to ascertain whether such work is in accordance with specification, then the cost of opening up and make good shall be added to the Contract Sum but if the work is not in accordance with the specification, then the cost shall be borne by the Contractor. Once defective work has been found, the Engineer shall be able to instruct the Contractor to open up other similar areas and types of work and materials at the cost of the Contractor to ensure whether or not these areas are in accordance with the specification.</p> <p>A detailed painting specification is included in PART 3 if relevant to the work.</p>						
16.	<p><u>Setting Out</u></p> <p>The Contractor shall be responsible for all necessary setting out and shall amend at his own expense any errors arising therefrom.</p>						
17.	<p><u>Maintenance</u></p> <p>The maintenance period shall be three months from final completion certificate.</p>						
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No	Description	5	Unit	Qty	Rate	£	p
	<p>This period shall commence from the date following the written notification of completion by the Contractor and acceptance of the same by the Engineer. During the maintenance period, the Contractor is to maintain the whole work and shall be responsible for any defects which may develop under proper use and which are due to faulty materials or workmanship or any neglect on the part of the Contractor.</p> <p>A schedule of the defects which are present shall be compiled and submitted to the Contractor by the Engineer immediately upon expiry of the maintenance period and the Contractor shall forthwith remedy defects at his own expense when called upon to do so.</p>						
18.	<p><u>Cleaning during works and on Completion</u></p> <p>The Contractor shall clear away rubbish and surplus materials on a regular basis, clean the works during the contract and leave in a sound and perfect condition at completion.</p>						
19.	<p><u>Schedule of Rates and Tender Build Up</u></p> <p>In addition to the Schedule of Rates PART 5 and the Daywork rates which must be returned with the tender, the Contractor shall deposit with the Engineer when requested a fully itemised and priced copy of his tender price build up.</p>						
20.	<p><u>Extra Works</u></p> <p>No extra works are to be undertaken without first obtaining permission from the Engineer. An estimate of the cost of all extra works is to be agreed before extra works are commenced. Any extra works undertaken without prior agreement may result in payment of some or all of the cost claimed for the works.</p> <p>Changes to the specification can only be made with the consent of the Engineer. Any unauthorised changes may result in non-payment of the works and correction of those changes.</p> <p>THE CONTRACTOR MUST NOT TAKE INSTRUCTIONS FROM ANY PERSONS OTHER THAN THE ENGINEER OR ANY OTHER PERSON NOMINATED IN WRITING BY THE ENGINEER. SHOULD THE CONTRACTOR UNDERTAKE WORK INSTRUCTED BY ANY OTHER PERSON, INCLUDING THE EMPLOYER, THEN THE ENGINEER WILL NOT CERTIFY SUCH WORK FOR PAYMENT.</p>						

No	Description	6	Unit	Qty	Rate	£	p
21.	<p><u>Claims Arising</u></p> <p>Whenever possible, claims for variations due to unforeseen conditions will be measured and costed using the PARTS 4 and 5 schedule. If this is not possible, the variation will be costed on rates in the tender price build up and if this also fails, then Dayworks will be issued.</p> <p>In the event of conflict between prices, the first-named out of the three stated in the paragraph above that is relevant to the variation shall be the price/rate used. Any other method of computation of costs will not be entertained.</p>						
22.	<p><u>Supervision</u></p> <p>The works shall be inspected as the work proceeds by the Engineer or an Engineer's representative and at times to be decided by the Engineer or the Engineer's representative. The works are to be completed to the Engineer's total satisfaction. There will be no full time works supervisor.</p>						
23.	<p><u>Retention Fund</u></p> <p>During the course of the works, the retention fund will be 5% of the gross value. This will be reduced to 2½% at practical completion and the remainder will be cleared at the end of the maintenance period.</p>						
24.	<p><u>Acceptance of Tender</u></p> <p>Contractors tendering and negotiating contracts do so at their own expense and the Employer does not undertake to accept the lowest or any tender.</p>						
25.	<p><u>Omitted Works</u></p> <p>Any "loss of profits" claim by the Contractor in respect of work omitted will not be entertained.</p>						
26.	<p><u>Tenders open for Acceptance.</u></p> <p>All tenders will remain open for acceptance for a period of not less than twelve weeks.</p>						
27.	<p><u>Firm Price</u></p> <p>All tenders shall be submitted on a firm price basis for the period of the contract, including any extensions of time.</p>						
28.	<p><u>Time for Completion</u></p> <p>The said works shall be completed on or before the date specified by the Contractor on the Form of Tender. Should the Contractor consider that he is entitled to an extension of time, then he shall follow the procedures as set out in Clause 2.2 of the Conditions of Contract.</p>						

No	Description	7	Unit	Qty	Rate	£	p
29.	<p><u>Damage for Non-Completion</u></p> <p>If the Contractor fails to complete any part of the works within the time specified in the preceding clause or within any extended time allowed by the Employer (and the Employer shall certify in writing that the works could reasonably have been completed within the said time or within the said extended time), the Contractor shall pay or allow the Employer the sum of £1,000 per week as liquidated and ascertained damages for every week beyond the said time or extended time, as the case may be, during which the works shall remain unfinished and such damages may be recovered from the Contractor by the Employers or may be deducted by the Employer from any monies due or to become due to the Contractor.</p>						
30.	<p><u>Suspension of Works by Contractor</u></p> <p>Any certificate or decision of the Engineer under this clause shall be final.</p>						
31.	<p><u>Payment</u></p> <p>Interim Monthly Payment of up to 95% value of the works carried out will be arranged by the Employer during the course of the contract. The Contractor will be required to make a written application to the Contract Administrator, supported by a calculation of the amount requested. The Contract Administrator, upon receipt of the application, will determine and certify the amount properly due to the Contractor and arrange payment to the Contractor accordingly.</p> <p>The Contractor will be notified of the amount which he will be paid in respect of his written application.</p> <p>Payment will become due to the Contractor 14 days from the date of issue of the certificate.</p>						
32.	<p><u>Building Notices</u></p> <p>The Contractor to allow for determining from the Local Authority whether a Building Notice or a Building Regulation application is required.</p> <p>The Contractor is responsible for all management costs in respect of submitting any Building Notice or a Building Regulation application.</p> <p>Allow for paying all fees in respect of a Building Notice or Building Regulations.</p>						
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No	Description	8	Unit	Qty	Rate	£	p
33.	<p><u>Customer Care</u></p> <p>Where the works are the subject of an insurance claim, the Employer, within the terms of the JCT Minor Works Agreement, is the holder of the insurance policy. The residents of the affected property are generally either the Employer or tenants of the Employer and, as such, are, for the purposes of this contract, deemed to be the customer of the insurance company and the insurance company requires that the contractor exercise a policy of customer care at all times.</p> <p>Residents of an affected property tend to tailor their living habits to the coming and going of Contractor's employees during the course of the contract, ie the residents are temporarily playing the role of host in accommodating the Contractor's operation.</p> <p>It is therefore important that the residents of the affected property are afforded the maximum consideration by the Contractor throughout the duration of the works in order to minimise the disruption to their existence and minimise the adverse effects of the experience.</p> <p>Where the works are to be undertaken to an occupied property, the Contractor is required to fulfil the following essential requirements throughout the course of the contract:-</p> <ol style="list-style-type: none"> <li>a. Extend normal courtesy and consideration towards the residents of the affected property.</li> <li>b. Treat the property, including temporary work areas, with care and consideration.</li> <li>c. Minimise the disruption caused to the lifestyle of the occupants of the premises.</li> <li>d. Inform the occupants on a regular basis of the works programme to completion.</li> <li>e. Advise the occupants of the proposed hours of working by the site operatives.</li> <li>f. Inform the residents in advance of any proposed break in the continuity of the works.</li> <li>g. Promptly advise the Engineer of any damage caused to the property.</li> <li>h. Maintain security of the property at all times.</li> </ol>						
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No	Description	9	Unit	Qty	Rate	£	p
34.	<p><u>Additional Works required by the Employer.</u></p> <p>The Employer will advise the Engineer of any additional works required by him. These will be undertaken within the Conditions of the Contract in order to protect both the Employer and the Contractor from unnecessary complications that might arise from the impact on the Contract of such additional works.</p>						
35.	<p><u>Programme of Work</u></p> <p>The Contractor is required to submit a proposed programme of work together with his priced tender document which will demonstrate how he intends to complete the works within his advised time period required to undertake the works. Prior to commencing the works on site, the Contractor will be required to either:-</p> <ul style="list-style-type: none"> <li>a. confirm that the programme of works submitted at tender stage is adequate to form the basis of the sequence of the works to completion, or</li> <li>b. prepare and submit a revised programme of works that will form the basis of the sequence of the works to completion.</li> </ul> <p>A copy of the approved programme of works will be handed to the occupants of the affected property for their information under the Customer Care policy.</p>						
36.	<p><u>The Contracts (Rights of Third Parties) Act</u></p> <p>This contract will not, under any circumstances, confer any rights whatsoever on third parties except where parties to the contract expressly agree to give benefit to an identified third party and also where such benefit may be implied from the words used in the contract.</p>						
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No	Description	10	Unit	Qty	Rate	£	p
	<b><u>PART 2</u></b>						
	<b><u>SPECIAL CONDITIONS AND GENERAL NOTES</u></b>						
1.	The Contractor is to give all necessary notices to Statutory Authorities, Electricity, Gas and Water Boards and is to comply with regulations of such bodies and he is to pay all fees and charges justly due.						
2.	If there is a burglar alarm or security system in the property, the Contractor shall agree with the Employer as to how this should be dealt with if it affects the works. If the burglar alarm is disturbed by the contract works, on completion of the works the Contractor is to allow for re-testing.						
3.	The Contractor shall not remove any trees or plants unless required by the contract or by a written instructions from the Engineer. Any that are damaged or removed without permission shall be replaced with similar trees of similar character and age entirely at the Contractor's expense and to the Engineer's satisfaction.						
4.	It is the Contractor's responsibility to prevent the freezing of any water supply pipes, water services or central heating systems. Any damage to pipes or systems due to freezing will be made good at the Contractor's expense. Where a property or part of a property is left un-heated and there is the possibility of freezing conditions, then all systems will be drained down every day on completion of work. The Contractor is to allow for testing of all the pipework and systems after the work has been completed.						
5.	The Contractor shall provide all necessary hoardings, fencing, fans, footways, guard-rails, dustproof screens, etc as required for safeguarding the Employer, third parties and the works, including making good all works disturbed on completion. Name boards may be permitted but only by prior agreement with the Engineer.						
6.	When required from the information provided, the Contractor shall be entirely responsible for setting out the works in all planes and shall correct any errors at his own expense. Any discrepancy between the drawings and specification shall be drawn immediately by the Contractor to the attention of the engineer for his instructions, including check and reporting on the accuracy of the plan dimensions of the existing structure.						
7.	The Contractor is to provide a programme of works setting out in detail the proposed sequence of operations and measures to be taken to maintain the security of the building.						
8.	Full security measures are to be maintained throughout the duration of the contract. The Contractor will be required to						

No	Description	11	Unit	Qty	Rate	£	p
	arrange his work so as to cause a minimum of noise and inconvenience to the occupants of adjoining properties.						
9.	All fire regulations and proper precautions shall be observed to prevent fire and the spread of fire, including proper storage of inflammable materials, provision of adequate fire fighting equipment and maintenance of means of escape routes.						
10.	All existing services shall be traced by the Contractor and any damage caused to them made good at the Contractor's expense, including the cost of any consequential damage, loss or disturbance.						
11.	Before commencing any work, the Contractor shall provide photographic records of the existing premises. The existing premises shall be deemed to be in perfect condition and working order. Should the Contractor identify any defects in any areas, he should submit a Schedule of Conditions for agreement with the Engineer. Any damage deemed by the Engineer to have been caused by the Contractor to any area shall be made good at the Contractor's expense to the satisfaction of the Engineer.						
12.	If requested by the Engineer, the Contractor shall prepare in conjunction with and for the approval of the Engineer a detailed scheduled list of the precise locations of fixtures and fittings to be removed to enable the works to be carried out. Such fixtures and fittings to be reinstated after the work has been completed.						
13.	The Contractor shall make his own arrangements for providing electricity for the works and is to make any necessary connections and comply with any Regulations. The Contractor may negotiate to pay for electricity used if agreed by the Employer.						
14.	The Contractor shall not overload any part of the premises or cause any loss of support to them or to any adjoining premises and shall make good any damage caused, including consequently loss and damage, at his own expense.						
15.	Any part of the site that the Contractor may use for access or storage shall be reinstated to a condition no less than exists at the start of the contract.						
16.	The Contractor shall prepare, on completion of the works, hand to the Engineer draft copies of record drawings and, when approved, two copies of all final record drawings.						
17.	It is the Contractor's responsibility to remove and replace or fully protect all carpets, furniture and fittings.						

No	Description	12	Unit	Qty	Rate	£	p
18.	<p>If the option to fully protect the carpets is adopted, for the avoidance of doubt, if the skirting boards are to be painted, carpet must be lifted from the edge of the floor in order that the whole depth of the skirting boards can be re-decorated. It will therefore be necessary to take great care when folding back the carpet in order to ensure that reverse creasing does not occur. The parts of the carpet that are folded back must also be protected.</p>						
19.	<p>The facility for constant communication with the site is essential. Allow for providing a land line or a mobile telephone link in constant operation at the site.</p>						
20.	<p><u>Health and Safety</u></p> <p>All of the Contractor's employees and any Sub-Contractors carrying out the works shall wear appropriate approved personal protection equipment to comply with all current health and safety regulations and legislation relating to the works. In addition, the Contractor shall supply and erect all safety warning notices, barriers, tapes and the like to ensure that the works are completed in a safe manner.</p> <p>The Contractor must have and maintain a health, safety and welfare policy and a process to ensure compliance. A copy of the policy must be provided to the Contract Administrator prior to the Contractor being permitted to tender. Any future amendments to the policy must be issued to the Contract Administrator at the time of amendment.</p> <p>The Contractor shall ensure that all incidents, accidents and near misses relating to health &amp; safety at the works to be reported to the Contract Administrator on the same working day as the occurrence. In all cases of reportable accidents the Health and Safety Executive must also be notified immediately by the Contractor and a copy of form F2508A (or any successor form) passed to the Contract Administrator</p> <p>If any claim is made by anyone against the Contractor on account of any health and safety accident or incident in connection with the contract or the building work being done by the Contractor, the Contractor shall, by the end of the following working day, report the facts, in writing, to the Contract Administrator giving details of the claim.</p> <p>The Contractor shall notify the Contract Administrator with any changes in personnel in relation to the provision of health and safety under the terms of the contract and shall ensure that such personnel are always appropriately trained and experienced.</p>						
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No	Description	13	Unit	Qty	Rate	£	p
21.	<p><u>Prohibited Materials/Products</u></p> <p>The Contractor shall not use any of the following products in the works:-</p> <ul style="list-style-type: none"> <li>Asbestos as described in the Asbestos (Prohibitions) Regulations 1985, the Asbestos Products (Safety) Regulations 1985 and the Asbestos (Prohibitions) Regulations 1999;</li> <li>Lead or any products containing lead for use in connection with drinking water;</li> <li>Urea formaldehyde foam in products which contain formaldehyde in quantities which may be hazardous with reference to the limits set out at the time of use by the Health &amp; Safety Executive.</li> <li>Products which are generally composed of mineral fibres either man-made or naturally occurring which have a diameter of 3 microns or less and a length of 200 microns or less or which contain any fibres not sealed or otherwise stabilised to ensure that fibre migration is prevented;</li> <li>Any other products or substances which are generally known to be deleterious at the time of the works in the particular circumstances in which they are being used.</li> </ul>						
22.	<p><u>Asbestos</u></p> <p>In the case of Asbestos, the contractor shall:</p> <ul style="list-style-type: none"> <li>Comply with the Control of Asbestos at Work Regulations 1992 and the Control of Asbestos at Work Regulations 2002 and arrange for any necessary sampling and analysis before undertaking any Work affecting the suspect material and shall give the necessary notice to the Health and Safety Executive;</li> <li>Comply with the Asbestos Licensing Regulations 1983 (1983/1649) and appoint a licensed specialist;</li> <li>Strictly enforce these requirements so that under no circumstances will unlicensed operatives be allowed to work with or on asbestos.</li> </ul>						
23.	<p><u>Environmental</u></p> <p>The Contractor shall demonstrate an awareness of its obligations under the Environmental Protection Act 1990 ("the Act") and to demonstrate that it is able and will in fact</p>						



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	<b><u>PART 3</u></b>						
	<b><u>SPECIFICATIONS</u></b>						
1.	<b><u>Underpinning</u></b>						
1.1	<p>All excavations beneath existing foundations are to be provided with temporary support at all times. Progressively, as the excavations deepen, the temporary props are to be re-adjusted. The Contractor must allow for the working space required to work around the props. The requirements for propping should be clearly defined by the Contractor but it will be the Engineer's final decision that will determine what should be installed. No variation on price will be given for any such Engineer's instructions unless the Contractor submits full details and the Engineer varies the proposals.</p> <p>All temporary propping shall be removed from the permanent works, unless the Contract Administrator expressly approves otherwise.</p> <p>Where structures, or parts of structures, are to be temporarily supported en-bloc, careful consideration must be given to maintaining both full vertical and lateral stability of the structure at all times.</p> <p>The cost of remedying any damage, including exacerbation of cracking, caused to a structure as a result of inadequate temporary vertical or lateral support will be the responsibility of the Contractor.</p>						
1.2	Excavations for all mass concrete underpinning are to be thoroughly cleaned out before placing the concrete.						
1.3	Unless specified otherwise, 75mm of Claymaster or similar to be provided to both faces of a continuous line of pins or all faces to a pier. The Claymaster to be down to within 500mm of the bottom of the excavation and fixed in place so that they will not be displaced during concreting operations.						
1.4	Mass concrete for conventional underpinning can be site-mixed or Ready Mix and should achieve a minimum cube crushing strength at 28 days of 20N/mm <sup>2</sup> .						
1.5	Anti-heave layer beneath slabs and beams to be 100mm Clayboard unless specified otherwise. The costings are to allow for the provision of watering tubes to destroy the integrity of the Clayboard (if applicable) and subsequently cut off.						

No	Description	16	Unit	Qty	Rate	£	p
1.6	Reinforced concrete in pile caps, beams or other structural elements must be constructed using Ready Mix concrete, vibrated and should achieve a minimum cube crushing strength at 28 days of 30N/mm <sup>2</sup> , unless otherwise specified.						
1.7	Clean the underside of the existing foundations prior to concrete emplacement. All underpinning works are to be taken up to within between 75mm and 100mm beneath existing foundations. The gap to be filled with a dry pack thoroughly rammed into position.						
1.8	Mass concrete underpinning shall be linked together with the formation and construction of shear keys between adjacent pins. Dimensions of shear keys shall be a minimum of 450 x 450 x 75mm deep.						
1.9	The Contractor should allow for sulphate-resisting cement in all concrete and dry packing.						
1.10	Excavations for working space as a minimum should be backfilled with selected imported granular fill placed in layers not greater than 225mm and thoroughly rammed to achieve full compaction with mechanical plant. Alternatively, working space may be backfilled with a lean mix concrete which is preferred. Care must be taken to avoid causing damage to any membrane/barrier which may be present in the location of the area to be filled. The liability for rectifying consolidation of granular fill rests with the Contractor.						
1.11	Excavation for mass concrete pins to be no closer than 3m when working on more than one pin is proceeding.						
1.12	Any piling undertaken within the contract must comply with the Specification for Piling and Contract Documentation and Measurement prepared by the Institution of Civil Engineers.						
1.13	All work shall be undertaken in accordance with the National Structural Concrete Specification, 2 <sup>nd</sup> Edition, published by the British Cement Association.						
1.14	Damp-proof courses and/or damp-proof membranes are to be reinstated at the Contractor's expense in the event of damage.						
2.	<b><u>Crack repair specification</u></b>						
2.1	<b><u>Type A Cracks</u></b>						
2.1.1	These are minor cracks and are all cracks that do not fall into category "Type B".						
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2.1.2	Normally they will be less than 1mm wide in plaster, render or in bed joints and perpends (a perpend is the vertical joint in brickwork) or through bricks themselves and will be seen on either the internal or external surfaces.						
2.1.3	Repairs are to be effected in the following ways:-						
a.	A crack through a facing brick – cracked brick to be carefully cut out and replaced with a matching brick.						
	In exceptional cases, with the express permission of the Contract Administrator, the crack may be sealed with a low viscosity epoxy resin applied with an appropriate approved technique. The face of the crack then to be filled to the surface with a mixture of cement and ground brick dust.						
b.	Cracks in bed joints and perpends – To be cut out to a depth of 20mm and packed with sand:cement mortar of a strength as existing or fill with an epoxy resin. Finish with pointing of a strength, colour and style to match that which currently exists.						
c.	A hairline crack in any external render – To be cut out with an angle grinder to the full depth of the render. The surfaces of the cut to be wetted and the crack to be filled with a 1:3 cement sand mortar.						
	On cutting open the render, should serious fracturing of the masonry behind be discovered, then the crack should be dealt with as described below for a Type B crack.						
d.	Cracks in internal plasterwork – Cut open a section of the crack. If fracturing of the masonry behind be discovered, then the crack should be dealt with as described below for a Type B crack. If there is no serious fracturing, cut out the crack with scraper, wetted and thoroughly filled with a Polyfilla or similar. After hardening, the surface to be finished to a true surface, suitable for receiving the applied finish.						
2.2	<u>Type B Cracks</u>						
2.2.1	General – Type B cracks are any cracks which are considered by the Engineer to have a structural significance. The repair of all such cracks is to be undertaken using an epoxy mortar, epoxy paste, epoxy resin or other positive stitching technique, except for lightweight blockwork.						
2.2.2	<u>Crack in lightweight blockwork</u>						
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No	Description	19	Unit	Qty	Rate	£	p
	<p>The cleaned out bed joints and perpends are then to be repaired with an epoxy mortar, paste or resin up to 10mm from the surface of the bricks.</p> <p>The repaired bed joints and perpends are to be re-pointed with a 1:3 masonry cement:sand to a colour to match existing.</p>						
2.3	<p><b><u>Procedure</u></b></p> <p>The Contractor is at liberty to use other methods. The Contractor is to provide full details of any other method that he intends to adopt. The method statement is to be submitted with the tender. Any deviation from the specification requires written approval of the Engineer.</p> <p>All proprietary materials shall be used strictly in accordance with manufacturer's recommendations.</p>						
2.4	<p><b><u>Other Defects</u></b></p> <p>Rendered or plastered surfaces in the vicinity of cracks have often de-bonded or delaminated from the background masonry. Any small areas of de-bonding up to 0.1m<sup>2</sup>, i.e. one square foot, to be removed and made good.</p> <p>The Engineer is to be advised of any larger areas of hollowness before breaking out.</p>						
3.	<p><b><u>External Render</u></b></p>						
3.1	Any debonded render to be removed.						
3.2	Prepare the background to receive the scratchcoat.						
3.3	Wet the background and apply the scratchcoat with 3:1 sand:cement. An approved adhesive additive may be used. The surface is to be suitable to bond the finishing coat.						
3.4	Apply the finishing coat in a period between 12 and 24 hours of the completion of the scratchcoat.						
3.5	Ensure that the finish matches the existing and is not proud or recessed.						
4.	<p><b><u>Redecoration specification</u></b></p>						
4.1	<p><b><u>General</u></b></p> <p>During the course of the work, allow for removing all monitoring studs internally and externally. Clean all adhesive off the brickwork in a very careful manner.</p> <p>Door and window furniture, sockets and light switches should be removed before painting to avoid over-painting</p>						

No	Description	20	Unit	Qty	Rate	£	p
	<p>and splashing. Re-fix after the last coat is dry. Remove all radiators and reinstate after painting or papering.</p> <p>For wallpapering, electrical switch plates should be temporarily removed and the papering accurately trimmed so that it will tuck behind the switch plate on completion. Papers containing metal backings should not be tucked behind switch plates.</p>						
4.2	<p><u>Preservatives, stains and paints</u></p> <p><b>Materials for use on non-durable building elements shall be selected to provide adequate protection.</b></p> <p>Items to take into account include:-</p>						
4.2.1	<p><u>Preservatives</u></p> <p>Timber preservatives should be selected in accordance with Chapter 2.3 of Timber Preservation (Natural Solid Timber) of NHBC Standards.</p>						
4.2.2	<p><u>Knotting</u></p> <p>BS 1336 Specification for Knotting.</p>						
4.2.3	<p><u>Stains &amp; Paints</u></p> <p>BS 6952 Exterior Wood Coating Systems</p> <p>BS 3698 Specification for Calcium Plumbate Priming Paints</p> <p>BS 4756 Specification for Ready-Mixed Aluminium Priming Paints for Woodwork</p> <p>BS 5082 Specification for Water-Borne Priming Paints for Woodwork</p> <p>BS 5358 Specification for Solvent-Borne Priming Paints for Woodwork</p>						
4.2.4	<p><u>Proprietary Paint</u></p> <p>Paint Systems should be suitable in all respects for their systems intended use and situation.</p>						
4.3	<p><u>Compatibility</u></p> <p><b>Paint and decorative systems shall be compatible with timber species and treatments</b></p> <p>Items to take into account include:-</p>						
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No	Description	21	Unit	Qty	Rate	£	p
4.3.1	<u>Preservatives</u>						
	<p>Paint and stain systems specified should be compatible with any timber preservatives that have been used. Where appropriate, the manufacturer's recommendations should be obtained and followed.</p>						
4.3.2	<u>Stains and varnishes</u>						
	<p>Stains and varnishes should be suitable for the species of timber to which they are applied. Where appropriate, the manufacturer's recommendations should be obtained and followed.</p>						
	<p>BS 6952 gives recommendations on the use of exterior wood coating systems.</p>						
4.3.3	<u>Glazing compounds</u>						
	<p>Linseed oil putty is not to be used for glazing rebates in windows and doors treated with stains.</p>						
	<p>Appropriate sealants should be used in accordance with the manufacturer's recommendations.</p>						
4.4	<u>Materials standards</u>						
	<p>All materials shall:-</p>						
4.4.1	<u>Meet the technical requirements.</u>						
	<p>Materials that comply with the design and the guidance below will be acceptable for painting and decorating.</p>						
4.4.2	<u>Take account of the design</u>						
	<p>Materials for painting and decorating should comply with all relevant standards, including those listed below.</p>						
	<p>Where no standard exists, Technical Requirement R3 applies (see Chapter 1.1 of NHBC Standards 'Introduction to the Standards and Technical Requirements').</p>						
	<p>References to British Standards and Codes of Practice include those made under the Construction Products Directive (89/106/EEC) and, in particular, appropriate European Technical Specifications approved by a European Committee for Standardisation (CEN).</p>						
4.5	<u>Quality of finish</u>						
	<p><b>Workmanship shall ensure a satisfactory finish</b></p>						
	<p>Items to take into account include:-</p>						
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No	Description	22	Unit	Qty	Rate	£	p
4.5.1	<p><u>Painting on wood</u></p> <p><u>Surface preparation</u></p> <p>Unsound wood, loose or highly resinous knots, etc should be cut out, replaced and made good. Tool and machine marks and raised grain should be removed. Where a smooth surface is required, re-finish with glass paper and fillers, as appropriate. Nail holes, splits and other imperfections should be stopped. Sharp arrises should be rubbed down to ensure an even coating.</p> <p>Surfaces to be painted should be free from dirt, dust and moisture. Any surfaces showing deterioration of primer or seal coat to be rubbed down and a second coat applied.</p> <p>All joinery delivered pre-primed to site should meet the requirements under PRIMING below. Prefabricated joinery should have the first coat of paint or stain applied before fixing.</p> <p><u>Preservatives</u></p> <p>Before application, primer or paint finishes should be checked for compatibility with any timber preservatives that have been used. Where appropriate, the manufacturer's recommendations for selection and use of material should be obtained and followed.</p> <p><u>Knotting</u></p> <p>All knots to be sealed using knotting applied by brush.</p> <p><u>Priming</u></p> <p>One full round coat of primer should be applied to all surfaces to be painted and to hidden surfaces to be painted and to hidden surfaces of external woodwork. Cut ends of external woodwork, rebates for glazing and backs of glazing beads should be primed.</p> <p><u>Undercoat and gloss</u></p> <p>Paint should not be thinned beyond the limits recommended by the manufacturer.</p> <p>Unless an alternative recommendation is made by the manufacturer, the following should be applied:-</p> <ul style="list-style-type: none"> <li>• one undercoat. If the previous paint is not completely obliterated, a second coat is to be applied at the Contractor's cost.</li> <li>• one finishing coat.</li> </ul>						
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No	Description	23	Unit	Qty	Rate	£	p
4.5.2	<p>The undercoat should provide a suitable base to ensure a satisfactory finishing coat. Additional undercoats or finishing coats are at the discretion of the Contractor.</p> <p>Each application should be a full round coat. Surfaces should be lightly rubbed down between coats with glass paper and each coat should be applied within one month of the application of the previous coat.</p> <p><u>Staining and varnishing on wood</u></p> <p><u>Surface preparation</u></p> <p>Before application, stains should be checked for compatibility with any timber preservatives that have been used. Stains should not be applied to door or window rebates to be glazed with linseed oil putty. Surfaces to be stained or varnished should be prepared to provide adequate adhesion and acceptable appearance.</p> <p><u>Application</u></p> <p>Low-build or high-build stain should be applied as recommended by the manufacturer to provide appropriate cover. Varnish should be applied in at least two coats. Surfaces should be sanded between coats.</p>						
4.5.3	<p><u>Painting on metal</u></p> <p><u>Structural steel</u></p> <p>Internal and external steel which has not been galvanised should be protected with at least two coats of zinc phosphate primer and a suitable decorative finish where required.</p> <p>Internal and external steel that has been galvanised to a rate of at least 460g/m<sup>2</sup> is acceptable without further protection. Steel galvanised to a rate of less than 460g/m<sup>2</sup> should be protected with at least one priming coat, one undercoat and one finishing coat.</p> <p>Where steelwork is to be protected by intumescent paint for fire resistance, the manufacturer's recommendations should be followed.</p> <p><u>Gutters</u></p> <p>Insides of metal gutters (other than aluminium) should be painted with bituminous paint.</p> <p><u>Non-ferrous pipework</u></p> <p>Copper pipes, etc should be painted with the normal decorative finishes.</p>						

No	Description	24	Unit	Qty	Rate	£	p
4.5.4	<p><u>Redecoration on other surfaces</u></p> <p><u>All internal walls</u></p> <p>Remove all light switches or power sockets and reinstate after painting or papering. Unless specified otherwise, all surfaces are to be finished as currently exist in respect of lining papers, wallpapers and type of painted surface, i.e. gloss, emulsion, matt or silk.</p> <p><u>External masonry and rendering</u></p> <p>Dulux Weathershield Smooth or Textured masonry paint or similar approved product should be used for external masonry or rendering.</p> <p>Substrates should be clean and free from dust or loose deposits. Wash down with a detergent solution to remove dirt, grease and chalking paint. Surfaces with varying suction may require stabilising with a treatment recommended by the manufacturer of the finishing paint.</p> <p>Rub down at edges of bare areas to key and feather broken edges.</p> <p>Make good minor defects with Weathershield external flexible filler.</p> <p>Bare areas to be provided with a thinned first coat. If necessary a second coat should be applied before the finishing coat.</p> <p><u>Plaster and skim coat on plasterboard</u></p> <p>Surfaces should be visibly sound and without powdering or crumbling. Surfaces with uneven suction may require stabilising, either with a coat of thinned paint or with a sealer recommended by the manufacturer.</p> <p>All joints should be completed and any cracks, nail holes and surface imperfections filled. The surface should be rubbed down with glasspaper if necessary and dusted. Paint should be applied in not less than two coats on top of a sealing or priming coat.</p> <p><u>Dry lining</u></p> <p>A seal coat should be applied and surfaces prepared for decoration in accordance with the manufacturer's recommendations.</p> <p><u>Building board</u></p> <p>Where painting is specified, surfaces should be primed or sealed and finished with at least two coats. The first coat should be as recommended by the board manufacturer.</p>						



No	Description	25	Unit	Qty	Rate	£	p
4.5.5	<p><u>Surface finish</u></p> <p><u>Quality of completed work</u></p> <p>All paintwork should be complete. Surfaces should be evenly coated and neither background nor undercoat should be visible. Where brush marks, runs or abnormal roughness occurs, work should be rubbed down and re-painted. Spilt, splashed or badly applied paint should be removed.</p> <p>On completion, there should be no paint marks on any surfaces not intended to be painted. Ironmongery removed before painting should be re-fixed.</p> <p><u>Protection</u></p> <p>Completed work should be protected against dirt and damage until the work is handed over.</p>						
4.6	<p><u>Wallpapering</u></p> <p>Wallpapering shall achieve a neat, consistent appearance.</p>						
4.6.1	<p>Items to take into account include:-</p> <p><u>Surface preparation</u></p> <p>Before any wallpapering is started, check that surfaces are dry and sufficiently even and smooth. Surfaces should be sized or sealed if necessary. To prevent stripping of the board lining paper, dry lining should be sized in accordance with the manufacturer's recommendations. Where proprietary coverings are used, any preparatory treatment recommended by the manufacturer should be applied.</p> <p><u>Choice of adhesive</u></p> <p>Adhesive of a type recommended by the wallpaper manufacturer should be used.</p> <p><u>Workmanship</u></p> <p>Wallpapering and coverings should be properly aligned and neatly fixed.</p>						
4.6.2	<p><u>Quality of Wallpaper</u></p> <p>Unless stated otherwise in the Schedule of Work the quality of new paper to be provided is deemed to be similar to that which is to be removed and the item is to be priced accordingly.</p>						
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No	Description	26	Unit	Qty	Rate	£	p
	<p>The contractor is to allow for showing sample books to the party who is to select the paper, normally either the occupier or the owner of the property.</p>						
5.	<p><b><u>Drainage</u></b></p>						
5.1	<p>All materials for drainage work shall ensure satisfactory service for the life of the system.</p>						
	<p>All materials and workmanship shall take account of the following:-</p>						
	<p>BS 65 Specification for Vitrified Clay Pipes, Fittings, Joints and Ducts.</p>						
	<p>BS 437 Specification for Cast Iron Spigot and Socket Drain Pipes and Fittings</p>						
	<p>BS 497 Specification for Manholes Covers, Road Gully Gratings and Frames for Drainage Purposes</p>						
	<p>BS 1247 Specification for Manhole Step Irons</p>						
	<p>BS 3656 Specification for Asbestos Cement Pipes, Joints and Fittings for Sewerage and Drainage</p>						
	<p>BS 4660 Specification for Unplasticised PVC Under-ground Drainage Pipes and Fittings</p>						
	<p>BS 4962 Specification for Plastic Pipes for use as Light Duty Sub-Soil Drains</p>						
	<p>BS 5911 Pre-cast Concrete Pipes, Fittings and Ancillary Products</p>						
	<p>BS 5955 Plastics Pipework (Thermoplastic Materials)</p>						
	<p>BS 6087 Specification for Flexible Joints for Cast Iron Drain Pipes and Fittings (BS 437) and for Cast Iron Soil, Waste and Ventilating Pipes and Fittings (BS 416)</p>						
	<p>BS D D Document for Development, Precast Concrete Pipes of Composite Construction</p>						
	<p>National House Building Council Standards (1991)</p>						
5.2	<p>If the Contractor needs to obtain an understanding as to the precise requirements for materials or workmanship in respect of any item of the work, then he is at liberty to ask the Engineer for an explanation to ensure that the Contractor is complying as appropriate with all the above documents.</p>						
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No	Description	28	Unit	Qty	Rate	£	p
c.	<p>Construct new C25 grade concrete path 100mm thickness with butt joints at no more than 4m centres, separated with compressive oil bound fibreboard (Flexcell or similar) of 12mm thickness.</p> <p>Unless agreed otherwise with the Contract Administrator, the top of all fibreboard installed shall be cut down to a depth of 15mm and the recess filled with hot poured bitumen to permanently seal the joint. If the Contractor wishes to use an alternative, he must submit full specification details for written approval.</p> <p>Unless agreed otherwise with the Contract Administrator, A193 reinforcing mesh should be used at mid point of new concrete path (i.e. minimum of 50mm cover). 50mm cover should be provided to all edges of mesh.</p>						
d.	<p>Where concrete paths abut buildings or walls, they shall be separated by compressive oil bound fibreboard (Flexcell or similar) of 12mm thickness.</p>						
e.	<p>The insitu concrete shall be compacted by tamping the surface and the surface sealed with steel float finish, with lightly dragged stiff broom after initial set. An arris edging trowel may be used as appropriate.</p>						
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No	Description	29	Unit	Qty	Rate	£	p
	<b><u>PART 4</u></b>						
	<b><u>SCHEDULE OF WORKS – UPDATED 13<sup>th</sup> NOVEMBER 2023 – UPDATED 21<sup>st</sup> JANUARY 2024</u></b>						
1.	<b><u>Preambles</u></b>						
1.1	In the following, where “Item” is entered, the Contractor is to provide a fixed price which will not be varied. Where “Unit” and “Qty” columns are completed, then this will be re-measured.						
1.2	<p>The following works details the repairs considered necessary to address slight damage caused by an event of minor foundation movement.</p> <p>The cause of the foundation movement was confirmed to be the influence of trees and vegetation.</p> <p>Following removal of the tree and vegetation monitoring has confirmed stability.</p> <p>Accordingly it is considered that localised crack repairs and redecorations can now be undertaken.</p>						
1.3	<p>This schedule should be read in conjunction with the following:-</p> <ul style="list-style-type: none"> <li>i) Record photographs 1 to 274.</li> <li>ii) Drawing No. 8918/SK001 – Front Elevation.</li> <li>iii) Drawing No. 8918/SK002 – Rear Elevation.</li> <li>iv) Drawing No. 8918/SK003 – Lower Ground Floor Plans</li> <li>v) Drawing No. 8918/SK004 – Ground Floor Plan</li> <li>vi) Drawing No. 8918/SK005 – First and Second Floor Plans.</li> <li>vii) Drawing No. 8918/SK006 – Third Floor Plan</li> </ul>						
2.	<b><u>Planning/Conservation</u></b>						
2.1	<p>The nature of the works are such that they can be considered as a “repair”. Accordingly it is not necessary to submit a planning application.</p> <p>The property is however listed and located in a Conservation Area and as a consequence agreement to the works needs to be sought from the Local Authority Conservation Officer.</p>						
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							CARRIED TO COLLECTION

No	Description	30	Unit	Qty	Rate	£	p
	<p>The contractor is to assume that all issues with respect to the listing and conservation will have been fundamentally sorted prior to works commencing.</p> <p>The Client will employ a Conservation Specialist to submit all details to the Local Authority Conservation Officer to eventually obtain all necessary approvals.</p> <p>The Contractor should make allowance for potential meetings with the Conservation Specialist employed by the Client during the course of the works to ensure that the works are being undertaken as per that agreed.</p>		PS	---	---	250	00
3.	<b><u>Building Regulations</u></b>						
3.1	<p>The nature of the works are such that they can be considered as a "repair". Accordingly it is not necessary to submit a formal Building Regulations application.</p> <p>The contractor does not need to make allowance for costs associated with obtaining Building Regulations approval.</p>		---	---	---	---	---
4.	<b><u>Construction, Design &amp; Management Regulations</u></b>						
4.1	<p>Full CDM Regulations will apply to this project. The contractor is to allow for all costs associated with acting as Principal Contractor. Pyle Consulting will act as Principal Designer.</p> <p>The contractor is to forward their Construction Phase Plan to Pyle Consulting for review prior to works commencing.</p>		Item	---	---		
5.	<b><u>Site Welfare</u></b>						
5.1	The contractor should allow for a porta loo during the course of the works. Assume that the porta loo can be placed in the front garden (Photographs 1 to 4).		Item	---	---		
5.2	The contractor can assume that the interior of the property can be used for temporary changing, drying and rest facilities during the course of the works.		Item	---	---		
5.3	The contractor is to assume that power and water will be made available free of charge.		Item	---	---		
5.4	The contractor should make all other necessary arrangements in terms of health and safety.		Item	---	---		
6.	<b><u>Disposal of Debris, Delivery of Materials and Parking of Vehicles</u></b>						
6.1	<p>For the purpose of this schedule the contractor should assume the following:-</p> <p>i) It will not be practical to use skips.</p>		---	---	---	---	---

No	Description	31	Unit	Qty	Rate	£	p
	ii) All debris is to be "bagged" and temporarily stored in the front garden or the rear garden as appropriate (Photographs 1 to 4 and 9).		Item	---	---		
	iii) Debris is then to be removed by van/vehicle on a regular basis to prevent "build-up" of debris on site.		Item	---	---		
	It is appreciated that the above will be time consuming and laborious but appears to be the only reasonable solution with respect to removal of debris bearing in mind the scope of works to be undertaken.						
6.2	The contractor can assume that materials can be stored within the bounds of the property and/or internally as appropriate.		Item	---	---		
6.3	Protections should be provided under any materials (in particular if they are stored internally).		Item	---	---		
6.4	There is restricted parking in the vicinity of the property. The contractor should allow to obtain parking permits as necessary to undertake the works.		Item	---	---		
7.	<b><u>Occupation and Contents</u></b>						
7.1	With respect to occupation, the contractor should assume the following:-		---	---	---	---	---
	i) The lower ground/ground floor apartment will not be occupied during the course of both the external and internal works.						
	ii) The first/second floor apartment will be occupied during the external works but will <u>not</u> be occupied during the internal works.						
7.2	With respect to contents, the contractor should assume that minor items of contents will have been removed from the properties prior to works commencing (i.e. pictures, audio/visual equipment etc.).		---	---	---	---	---
7.3	The contractor should however assume that large items of contents (sofas, beds, tables, chairs, wardrobes etc.) will remain in place.						
	The contractor should therefore allow for the following:-						
	i) To all floor areas provide protections comprising Corex fully and properly cut and taped into position.		Item	---	---		
	ii) To staircases, protections to treads and risers should comprise self-adhesive polythene. Allow to replenish the polythene on a regular basis (say at least six times during the course of the works).		Item	---	---		
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No	Description	32	Unit	Qty	Rate	£	p
	iii) Allow to move all large items of contents as appropriate to undertake the works.		Item	---	---		
	iv) Allow to provide protections to large items of contents to undertake the works.		Item	---	---		
8.	<b><u>Structural Works by Others</u></b>						
8.1	Structural works have been previously undertaken by City Structural. A copy of their quotation is attached.  The contractor should assume that there will be no implications/liabilities arising as part of the contractor's works with respect to the previous structural works undertaken by City Structural.		---	---	---	---	---
9.	<b><u>Access to Rear</u></b>						
9.1	To undertake the works at the rear, access will be an issue. With respect to access to the rear and for the purposes of this schedule, allow for the following:-  i) Assume that labour, bagged debris, materials and other such items will need to be "trafficked" through the lower ground/ground floor flat and the communal hall.  ii) With respect to scaffolding, assume that the Local Authority will allow access via Delancy Studios to the rear of the property (Photographs 5 to 9).  In this respect the contractor should allow for liaising with Camden Borough Council with respect to obtaining agreement for such access (Photographs 5 to 9).		Item	---	---		
			PS	---	---	250	00
10.	<b><u>Works by Specialists</u></b>						
10.1	The involvement of specialists as subcontractors will be required for the removal and replacement of lath and plaster ceilings, the renovation and/or replacement of external windows and doors and the replacement of the second floor bedroom wardrobes and boiler cupboard to the master en suite both in Flat 88A (upper flat).  Quotations have been obtained for the above which are not directly compatible. These are detailed in items 10.3, 10.4 & 10.5 below.  It is envisaged the matter of the specialists involvement will be progressed as follows:-  i) The contractor is to price the works as per item 10.2 below.						



No	Description	33	Unit	Qty	Rate	£	p
ii)	At a pre-start meeting with the Client, Contractor and Contract Administrator present, the quotations in items 10.3, 10.4 & 10.5 can be discussed.						
iii)	If the contractor wishes to use their own specialists and not those in items 10.3, 10.4 & 10.5 this will be the contractor's choice.						
	Justification for costs in excess of items 10.3, 10.4 & 10.5 will be necessary.						
iv)	The Contractor will be responsible for the preference/quality of workmanship of the specialist subcontractors in the normal way.						
10.2	The various specialist's works will need to comprise the following:-						
i)	Removal of existing and new Lath and Plaster Ceilings to:-						
a)	Ground floor front dining room ceiling (Photographs 46 to 48).						
b)	Ground Floor rear kitchen ceiling (Photographs 61 to 64).						
c)	First floor front lounge ceiling (Photographs 223 to 225).						
d)	First floor rear kitchen ceiling (Photographs 230 & 231).						
	The contractor is to allow a provisional sum of £45,000 plus OHP for these works based on item 10.3 below.		Item	---	---		
ii)	To all external windows and doors (including internal surrounding timber panelling and shutters) and to all internal "historic" doors at ground floor level and above (i.e. not the lower ground floor level) the following works:-						
a)	Overhaul as necessary.						
b)	Replacement as necessary.						
c)	Full redecoration (inside and outside as appropriate).						
	The contractor is to allow a provisional sum of £40,000 plus OHP for these works based on item 10.4i) below.						
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No	Description	34	Unit	Qty	Rate	£	p
iii)	The removal and replacement of the wardrobes in the second floor bedroom and boiler cupboard to the master en suite both to Flat 88A (upper flat).						
	The contractor is to allow a provisional sum of £10,500 plus OHP for these works.		Item	---	---		
10.3	Regarding the quotation obtained for the removal and replacement of the lath and plaster ceilings (detailed attached):-						
	i) London Plaster Craft Quotation Dated 28 <sup>th</sup> June 2023.						
	Remove and replace ceilings at ground floor level in the front dining room and kitchen and at first floor level in the front dining room and kitchen.						
	Total £43,356 including VAT. Based on item 10.5i) below.						
10.4	Regarding the quotations obtained for the renovation/replacement of external windows and doors (details attached):-						
	i) Comparison of prices from The Sash Window Man.						
	This comparison indicates the maximum price for the works would be £40,000 + VAT.						
	ii) The Sash Window Man – Quotation dated 24 <sup>th</sup> August 2023.						
	This quotation includes a number of options.						
	iii) Ventrolla quotation dated 25 <sup>th</sup> August 2023.						
	Basement and round floor windows (no decoration).						
	Basement door and frame (no decoration).						
	Total £14,579.55 (including VAT).						
	iv) Ventrolla quotation dated 25 <sup>th</sup> August 2023.						
	Ground and first floor windows (no decoration).						
	Half landing door and frame (no decoration).						
	Front entrance door and frame (no decoration).						
	Total £26,825.94 (including VAT).						
Hartono/BRC/sp/8918/spc 25 <sup>th</sup> January 2024	CARRIED TO COLLECTION						

No	Description	35	Unit	Qty	Rate	£	p
10.5	<p>Regarding the quotations obtained for the removal and replacement of the wardrobes in the master bedroom and the boiler cupboard (details attached):-</p> <p>i) AVM Timber Designs – Quotation dated 17<sup>th</sup> August 2023.</p> <p>Master bedroom and bathroom boiler cupboard.</p> <p>Total £10,328.90 (no VAT).</p> <p>ii) Urban Wardrobes – Quotation dated 27<sup>th</sup> September 2023</p> <p>Master bedroom and bathroom boiler unit.</p> <p>Total £5,375 + VAT.</p>						
11.	<b><u>External Repairs - Front Elevation</u></b> (Photographs 1 & 2)						
11.1	<p>Allow to erect full height scaffolding to roof level (Photographs 10 to 12).</p> <p>The scaffolding is to allow for access behind the front parapet at third floor (mansard) level (Photographs 12 to 15).</p> <p>With respect to the scaffolding include for the following:-</p> <p>i) Bespoke support detail over/within the lightwell and around the front balcony.</p> <p>There is to be no bearing onto the front balcony.</p> <p>ii) Monaflex sheeting as protection during the course of the works.</p> <p>iii) The scaffolding is to be alarmed.</p> <p>iv) Inspections as per legislation.</p> <p>v) The cost of erection, hire and dismantling.</p>	Item	---	---			
11.2	<p>Following erection of the scaffold, allow to very carefully cut/drill/remove the existing pointing at four separate locations (say 300mm length of bed joint/perpend at each location) to a depth of 25mm.</p> <p>The purpose of such works is to determine the following:-</p> <p>i) Whether or not removing the pointing to a depth of 25mm to the front elevation to undertake repairs is technically practical/feasible.</p>	Item	---	---			
<p>Hartono/BRC/sp/8918/spc 25<sup>th</sup> January 2024</p>		<p>CARRIED TO COLLECTION</p>					

No	Description	36	Unit	Qty	Rate	£	p
11.3	<p>ii) To ascertain the nature of the pointing (i.e. the materials used).</p> <p>Following items 11.1.1 and 11.1.2 above, undertake a detailed inspection of the front façade in conjunction with the Contract Administrator/Structural Engineer (Photograph 10).</p> <p>The purpose of such inspection is to ascertain the following:-</p> <p>i) The material used with respect to the “current” pointing.</p> <p>It would appear that the “current” pointing comprises say 10mm cement/sand pointing to the front of the original lime mortar.</p> <p>ii) Re-pointing has been recently undertaken to the front façade of No. 86 above the first and second floor windows (Photograph 11).</p> <p>Such pointing appears to comprise hydrated lime.</p> <p>Allow to select with the Contract Administrator/Structural Engineer a suitable hydrated lime mortar mix from the “Lime Centre” website.</p> <p>With respect to such selection:-</p> <p>a) At the time of preparation of the scope of works documents it is considered that perhaps the most suitable mix would be to match that recently undertaken to the front façade of No. 86 (Photograph 11).</p> <p>b) Prior to any materials being ordered and any pointing being undertaken, details of the proposed mix are to be submitted to the Client and the Conservation Specialist for agreement.</p> <p>iii) Undertake a detailed inspection behind the parapet to the mansard at third floor level (Photographs 12 to 15).</p> <p>Any works considered necessary over and above those specified below will be dealt with as a variation.</p> <p>iv) Review the render surround and the arches to the first and second floor windows (Photograph 16).</p>	Item	---	---			
Hartono/BRC/sp/8918/spc 25 <sup>th</sup> January 2024	CARRIED TO COLLECTION						

No	Description	37	Unit	Qty	Rate	£	p
	<p>As detailed below (items 11.6 &amp; 11.7) it is proposed to remove and replace the render surround to the reveals and the underside of the arches to all the windows at first and second floor levels but not to undertake any structural works to the brick arches.</p> <p>If it is considered that additional/alternative works are required, such works will be dealt with as a variation.</p> <p>v) Review the cills at second floor level (Photograph 16).</p> <p>As detailed below (item 11.8) it is proposed that these be replaced with new "stone" cills to match the existing as best as possible.</p> <p>An alteration to this will be dealt with as a variation.</p> <p>vi) Review the projecting balcony construction between the ground and first floor windows which have been previously structurally repaired (Photograph 19).</p> <p>As detailed below (item 11.9), it is proposed to fill/feather-out the structural repairs and to replace the asphalt finish.</p> <p>Any alteration to the works detailed below will be dealt with as a variation.</p> <p>vii) Review the making good works previously undertaken to the smooth rendered finish (Photographs 17 to 25).</p> <p>As detailed below (item 11.10), it is assumed that such making good can be filled/feathered-out.</p> <p>Any additional works will be dealt with as a variation.</p>						
11.4	<p>For the extent shown shaded "red" on Sketch Drawing 8918/SK001 allow to undertake the following:-</p> <p>i) Cut bed joints and perpend to a depth of 25mm. Dispose of debris.</p> <p>ii) Allow to re-point with hydrated lime mortar mix chosen as per item 11.3ii) above.</p> <p>iii) Allow a provisional sum to cut out and replace any cracked bricks if directed to do so by the Contract Administrator/Structural Engineer. Replacement bricks are to be reclaimed bricks to match, as best as possible, the existing.</p>		m2	20			
			m2	20			
			PS	---	---	500	00
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<p>Hartono/BRC/sp/8918/spc 25<sup>th</sup> January 2024</p> <p style="text-align: center;">CARRIED TO COLLECTION</p>							

No	Description	38	Unit	Qty	Rate	£	p
11.5	Provide a price to cut out and replace the remainder of the pointing to the front elevation shown shaded "green" on Sketch Drawing 8918/SK001 if instructed to do so by the Contract Administrator.		m2	17			
11.6	To the 4 No. window openings at first and second floor levels, remove and dispose the existing render surrounds to the reveals and underside of the arches. Assume the render comprises modern cement/sand render.		Item	---	---		
11.7	Prepare and apply new render surrounds to the 4 No. window openings. In this respect allow for the following options:-						
	i) Option 1 - New cement/sand render surround.		Item	---	---		
	ii) Option 2 - New hydrated lime render surround (details to be submitted to the Client and Conservation Specialist prior to ordering/installation).		Item	---	---		
11.8	For the purpose of this schedule allow to very carefully "cut-out" the cracked/distorted stone cills at second floor level and replace with new. Allow £450 plus overheads and profit supply only for each stone cill.  With respect to this item assume it is to progress as follows:-						
	i) Allow to perhaps employ a specialist such as London Stone Masonry to supply and install replacement stone cills.		Item	---	---		
	ii) Submit details of the proposed replacement stone cills to the Client and the Conservation Specialist for agreement before ordering and installing.		Item	---	---		
11.9	Allow to undertake the following with respect to the asphalt finish to the projecting balcony (Photograph 19):-						
	i) Remove all remnants of the existing asphalt finish. Dispose of same.		Item	---	---		
	ii) Provide new asphalt finish to the balcony.		Item	---	---		
	iii) Allow to make good the condition of the painted finish and previous structural repairs as per item 11.10 below.		Item	---	---		
	iv) Allow to agree and install with the Contract Administrator/Engineer and the window specialist a suitable flashing detail to the underside of the first floor windows.		PS	---	---	400	00
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No	Description	39	Unit	Qty	Rate	£	p
v)	Prepare (i.e. wire brush) the decorative balustrade and soil and vent pipe.	Item	---	---			
vi)	Prepare and paint the decorative balustrade and soil and vent pipe with one coat primer and two coats metal paint (Hammerite or similar).	Item	---	---			
11.10	To all smooth rendered finishes at lower ground floor, ground and first floor levels including the projecting balcony (Photographs 17 to 25) allow to undertake the following:-	Item	---	---			
i)	Remove all monitoring screws and rawl plugs.	Item	---	---			
ii)	Make good holes.	Item	---	---			
iii)	Allow to release and reinstate cables.	Item	---	---			
iv)	Make good the surface of the existing rendered finish and the balcony where structural works to others have been previously undertaken as per item 8 above. Note that it appears some form of "skim coat" filler or similar modern product has been applied to the original render (Photographs 23 & 24).	PS	---	---	1000	00	
For the purpose of this schedule assume that any areas of loose/debonding "skim coat" filler is to be removed and replaced with a similar <u>modern</u> product.	---	---	---	---	---		
v)	If it is considered that the "skim" coat "filler" to the complete area of the rendered finish rather than just localised areas requires to be removed and replaced with an alternative, this will be quantified at that time and dealt with as a variation.	Item	---	---			
11.11	Prepare and paint all smooth finishes and the balcony (Photographs 17 to 25) with one coat stabiliser and two coats Zinsser Allcoat Exterior Stain (details attached). This product (Zinsser) has been used at No. 86 and is to the satisfaction of the Conservation Officer.	Item	---	---			
11.12	Allow to provide an additional coat of Zinsser if necessary for coverage.	Item	---	---			
11.13	During the course of the above allow for the specialists (as per item 10) to access the scaffold and undertake the following to the windows to the front elevation:-	i)					
ii)	Renovate/correct distortions that have happened as a result of the subsidence.	iii)					
	Undertake external decorations.						
Hartono/BRC/sp/8918/spc 25 <sup>th</sup> January 2024	CARRIED TO COLLECTION						

No	Description	40	Unit	Qty	Rate	£	p
11.14	On completion of all works to the front elevation allow to leave the front of the property clean and tidy.		Item	---	---		
12.	<b><u>External Repairs – Rear Elevation</u></b> (Photographs 26 to 40)						
12.1	Assume that the drainage works to the rear elevation will have been completed and the path reinstated (Photograph 29).		---	---	---	---	---
12.2	Allow to erect full height scaffolding to roof level to the rear elevation of the main house (Photographs 26 to 29).  In addition, allow to erect scaffolding to the rear and side elevations of the single storey projection (Photograph 30 to 32).  With respect to the scaffolding include for the following:-  i) Assume access is to be as per item 9 above.  ii) Provide bespoke support detail as appropriate over the rear single storey extension (Photographs 30 to 33).  iii) Provide bespoke support detail on the timber decking to the rear of the single storey extension (Photograph 30).  iv) Monaflex sheeting as protection during the course of the works.  v) The scaffold is to be alarmed.  vi) Inspections as per legislation.  vii) The cost of erection, hire and dismantling.		Item	---	---		
12.3	Following erection of the scaffolding allow to undertake an inspection in conjunction with the Contract Administrator/Structural Engineer of the Following:-  i) The nature of the materials used as pointing to the existing bed joints and perpends (this appears to be modern cement/sand).  ii) The nature of the material used as render surrounds to the window and door openings (this appears to be modern cement/sand).  iii) The stability of the brick arches.  iv) The repairs previously undertaken by others (including the materials used).		Item	---	---		
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No	Description	41	Unit	Qty	Rate	£	p
12.4	To address areas of cracking and distortion caused by the subsidence and to areas agreed with the Contract Administrator/Structural Engineer, allow to cut out the existing cement/sand pointing to a depth of 15mm and replace with new cement/sand pointing to match, as far as reasonably practical, the existing (Photographs 34 to 40).  In this respect allow to undertake 12m2 of pointing to suitably "blend-in" to the existing.		Item	---	---		
12.5	To the 9 No. windows and door openings at all levels (Photographs 34 to 48), remove and dispose the existing render surrounds to the reveals and underside of the arches.		Item	---	---		
12.6	Allow a provisional sum to rebuild the arch over the first floor door opening.		PS	---	---	450	00
12.7	Prepare and apply new render surrounds to the 4 No. window openings. In this respect allow for the following options:-  i) Option 1 - New cement/sand render surround.  ii) Option 2 - New hydrated lime render surround (details to be submitted to the Client and Conservation Specialist prior to ordering/installation).		Item	---	---		
12.8	Prepare and paint the render surrounds and cills with one coat stabiliser and two coats Zinsser Allcoat Exterior Stain as per the front elevation.		Item	---	---		
12.9	If appropriate allow for an additional coat of Zinsser paint.		Item	---	---		
12.10	During the course of the above, allow for the specialists (as per item 10) to access the scaffold and undertake the following to the windows and doors to the rear elevation:-  i) Undertake replacement as necessary.  ii) Renovate/correct distortions that have happened as a result of the subsidence.  iii) Undertake external decoration.		Item	---	---		
12.11	Leave the rear of the property clean and tidy on completion of works.		Item	---	---		
<hr/>							
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No	Description	42	Unit	Qty	Rate	£	p
13.	<b><u>Internal Repairs – Ground/Lower Ground Floor Flat</u></b>						
13.1	<b><u>Replacement of Cornice/Lath and Plaster Ceiling to Ground Floor Dining Room and Kitchen</u></b> (Photographs 42 to 64)						
13.1.1	As per item 10.2i) above, it is proposed that the ceilings at ground floor level to the front dining room and the kitchen are removed and replaced with new by a specialist employed by the Main Contractor. The cost of the works by the specialist is to be included in item 10.2.						
	To enable such works to be undertaken allow for the following:-						
	i)	Provide protections as per item 7.3 above.	Item	---	---		
	ii)	Allow access during the course of the works to the specialist including provision of site welfare facilities, power and water etc..	Item	---	---		
	iii)	Provide protection to the kitchen units comprising Corex/hard board to the surfaces and polythene draped, cut and taped into position to all units.	Item	---	---		
	iv)	If considered appropriate allow to remove and reinstate wall units and shelves to undertake works.	Item	---	---		
13.2	<b><u>Ground Floor - Front Dining Room</u></b> (Photographs 42 to 45)						
13.2.1	Rake out and fill cracking to the walls, in particular the stud wall construction to the communal entrance hall. Feather-out to disguise (Photographs 49 & 50).						
	The finish to this wall appears to comprise Gypsum plaster skim on original lath and lime plaster.						
13.2.2	Prepare and paint the new ceiling and the cornice with mineral based paint suitable for lime plaster. The paint is to be sprayed/misted to prevent loss of detail (Photographs 46 to 48).						
13.2.3	Prepare and paint walls with two coats microporous white matt emulsion (Photographs 49 & 50).						
13.2.4	Allow to “mask” and “cut-in” around sockets, cover plates etc. as per previous decoration works (Photographs 51 to 53).						
13.2.5	Prepare and apply one undercoat and one coat eggshell or similar to the following:-						
	i)	Architrave and door lining to communal entrance hall.	Item	---	---		
<p>Hartono/BRC/sp/8918/spc 25<sup>th</sup> January 2024</p> <p style="text-align: center;">CARRIED TO COLLECTION</p>							

No	Description	43	Unit	Qty	Rate	£	p
	ii) Architrave and door lining to the kitchen.		Item	---	---		
	iii) Skirting.		Item	---	---		
	iv) Internal doors (3 No.).		Item	---	---		
	v) Shutters and timber panelling to the front window.		Item	---	---		
13.2.6	Assume that the front windows, <del>shutters, timber panelling and all internal doors</del> will be decorated by the specialist as per item 10.2ii) above.		---	---	---		
13.3	<b><u>Ground Floor Kitchen</u></b> (Photographs 54 to 64)						
13.3.1	Rake out and fill cracking to walls. Feather-out to disguise.		Item	---	---		
13.3.2	Prepare and paint the new ceiling and the cornice with mineral based paint suitable for lime plaster. The paint is to be sprayed/misted to prevent loss of detail (Photographs 61 to 64).		Item	---	---		
13.3.3	Prepare and paint walls with two coats microporous white matt emulsion.		Item	---	---		
13.3.4	Allow to "mask" and "cut-in" around sockets, cover plates etc. as per previous decoration works.		Item	---	---		
13.3.5	Prepare and apply one undercoat and one coat eggshell or similar to the following:-						
	i) Architrave and door lining to lower ground floor area.		Item	---	---		
	ii) Architrave and door lining to built-in cupboard (Photograph 60).		Item	---	---		
	iii) Architrave and door lining to front dining room.		Item	---	---		
	iv) Skirting.		Item	---	---		
	v) Internal doors (2 No.).		Item	---	---		
13.3.6	Assume that the rear window, <del>and all internal doors</del> will be decorated by the specialist as per item 10.2ii) above.		Item	---	---		
13.4	<b><u>Ground Floor – Rear Left-Hand Lounge (within the rear single storey extension)</u></b> (Photographs 65 to 88)						
13.4.1	To the right-hand internal wall (i.e. to the lobby area) (Photographs 68 to 70) allow to undertake the following:-						
	i) Remove and set aside door for potential re-use (Photograph 74).		Item	---	---		

No	Description	44	Unit	Qty	Rate	£	p
ii)	Remove architrave. Dispose of same.		Item	---	---		
iii)	Remove skirting. Dispose of same.		Item	---	---		
iv)	Carefully dismantle the built-in cupboard. Retain components for potential re-use (Photographs 75 to 77).		Item	---	---		
v)	Remove the plasterboard lining. Assume this comprises 12.5mm plasterboard. Dispose of debris.		Item	---	---		
vi)	Remove anticipated battening supporting plasterboard. Dispose of same.		Item	---	---		
vii)	Remove door lining. Dispose of same.		Item	---	---		
viii)	Review in conjunction with the Contract Administrator/Structural Engineer cracking to the masonry walls behind.		item	---	---		
ix)	Allow a provisional sum for structural repairs to the masonry walls.		PS	---	---	500	00
x)	Supply and install new door lining. Note this will need to be elaborate to match the existing for the full thickness of the wall (300mm). Knot and prime (Photographs 78 to 81).		Item	---	---		
xi)	Install new battening to support new plasterboard. Drill and plug to solid wall construction.		Item	---	---		
xii)	Supply and install new plasterboard lining (12.5mm moisture resisting). Tape and feather-out joints.		Item	---	---		
xiii)	Prepare and apply plaster skim to the new plasterboard lining. Paint with "mist" coat.		Item	---	---		
xiv)	Within the lounge supply and install new MDF architrave to match the existing (Photograph 74).		Item	---	---		
xv)	Supply and install new pine architrave to the lobby side to match existing. Knot and prime (Photographs 78 to 81).		Item	---	---		
xvi)	Supply and install new MDF skirting throughout the room to match the existing (Photograph 82).		Item	---	---		
xvii)	Rebuild the built-in cupboard using original components (Photographs 75 to 77).		Item	---	---		
xviii)	Re-hang door to lobby.		Item	---	---		
xix)	If it is not possible to re-use the original door allow to supply and install new door (allow (£65 supply only for new door).		Item	---	---		
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No	Description	45	Unit	Qty	Rate	£	p
	xx) Supply and install new door stop. Knot and prime.		Item	---	---		
13.4.2	To the ceiling (Photographs 83 to 88) allow to undertake the following:-						
	i) Erect suitable staging to undertake works at high level.		Item	---	---		
	ii) Remove 16 No. white downlighters. Dispose of same.		Item	---	---		
	iii) Review the condition of the ceiling in conjunction with the Contract Administrator/Structural Engineer (Photographs 83 to 88).		Item	---	---		
	The purpose of such review is to identify if the existing ceiling can be repaired "in-situ".						
	iv) For the purpose of this schedule allow for the following with respect to repairs to the ceiling:-						
	a) Cut out and make good cracks.		PS	---	---	250	00
	b) Paint ceiling with blue grit primer.		Item	---	---		
	c) Prepare and apply plaster skim to ceiling. Paint with "mist" coat.		Item	---	---		
	v) Supply and install 16 No. new white downlighters.		Item	---	---		
13.4.3	To the walls allow to undertake the following:-						
	i) Remove the debonded/distorted plaster at high level to the top right-hand corner of the rear door/window opening. Replace with new (Photograph 85).		Item	---	---		
	ii) Rake out and fill cracking elsewhere to plasterboard linings.		Item	---	---		
13.4.4	Prepare and paint ceiling with two coats white matt emulsion.		Item	---	---		
13.4.5	Prepare and paint walls with two coats white matt emulsion.		Item	---	---		
13.4.6	Allow to review in conjunction with the Contract Administrator/Structural Engineer the timber panelling over the rear French doors (Photograph 88).		Item	---	---		
13.4.7	Allow a provisional sum to make good cracking/distortion to such timber panelling (Photograph 88). If any works are considered necessary over and above decoration, such works will be dealt with as a variation.		PS	---	---	250	00
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Hartono/BRC/sp/8918/spc		CARRIED TO COLLECTION					
25 <sup>th</sup> January 2024							

No	Description	46	Unit	Qty	Rate	£	p
13.4.8	Prepare and apply one undercoat and one coat eggshell or similar to the following:-						
	i) Architrave and door lining to lobby.		Item	---	---		
	ii) Internal door to lobby.		Item	---	---		
	iii) Skirting.		Item	---	---		
	iv) Timber panelling over rear French doors.		m2	2			
13.4.9	Note that the rear French doors and window above will be decorated by the specialist as per item 10.2ii).		---	---	---	---	---
13.4.10	During the course of the works, to the floor undertake the following:-						
	i) Review the floor (including the laminate covering) in conjunction with the Contract Administrator/Structural Engineer.		Item	---	---		
	ii) If agreed necessary, allow for the following:-						
	a) Remove and replace the skirtings to undertake works.		Item	---	---		
	b) Lift and dispose the laminate floor covering.		Item	---	---		
	c) Allow a provisional sum for works to the suspended timber floor.		PS	---	---	750	00
	d) Supply and install new laminate floor covering (allow £20/m2 supply only).		Item	---	---		
13.5	<b><u>Ground Floor – Rear Cloakroom</u></b> (Photographs 89 to 92)						
13.5.1	Rake out and fill cracking to ceiling and walls.		Item	---	---		
13.5.2	Prepare and paint ceiling with two coats white moisture resistant emulsion.		Item	---	---		
13.5.3	Prepare and paint walls with two coats moisture resistant emulsion – Colour to Client’s choice.  Use small roller behind radiator as per previous decoration.		Item	---	---		
13.5.4	Allow to “mask” around fixtures and fittings as per previous decorations.		Item	---	---		
13.5.5	Wash down all joinery.		Item	---	---		
13.6	<b><u>Ground Floor – Rear Lobby (Including Staircase to Lower Ground Floor Level and Built-in Cupboard</u></b> (Photographs 93 to 99)						
Hartono/BRC/sp/8918/spc 25 <sup>th</sup> January 2024			CARRIED TO COLLECTION				

No	Description	47	Unit	Qty	Rate	£	p
13.6.1	Within the lobby to the right-hand side elevation (Photographs 100 & 101) allow to undertake the following:-						
	i) Review the condition of the existing wall finishes in conjunction with the Contract Administrator/Structural Engineer to determine the final scope of works.		Item	---	---		
	ii) For the purpose of this schedule allow to remove and dispose the architrave to the window.		Item	---	---		
	iii) At the appropriate juncture allow to supply and install new architrave. Knot and prime.		Item	---	---		
	iv) For the purpose of this schedule allow to remove the wall finishes in total to the right-hand side wall. Assume this comprises lime plaster finish.		Item	---	---		
	v) Supply and install new lime plaster finish.		Item	---	---		
	vi) Allow to remove and replace the skirting within the alcove to the right-hand side.		Item	---	---		
13.6.2	Rake out and fill all other cracking to ceiling and walls (including to the staircase and built-in cupboard).		Item	---	---		
13.6.3	Prepare and paint ceilings throughout with two coats white microporous paint.		Item	---	---		
13.6.4	Prepare and paint walls throughout with two coats white microporous paint.		Item	---	---		
13.6.5	Prepare and apply one undercoat and one coat eggshell or similar to the following:-						
	i) Skirtings.		Item	---	---		
	ii) Architrave and door lining within centre of entrance lobby (Photograph 102).		Item	---	---		
	iii) Boxing-out to radiator (Photograph 103).		Item	---	---		
	iv) Timber panelling, architrave and internal door to cloakroom (Photographs 104 & 105).		Item	---	---		
13.7	<b><u>Lower Ground Floor – Front Entrance Lobby</u></b> (Photographs 106 to 112)						
13.7.1	Allow to remove and reinstate the doors to the cupboard to the lightwell and the door to the hall. Include to reinstate on completion of works.		item	---	---		
13.7.2	Remove skirtings. Dispose of same.		Item	---	---		
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No	Description	48	Unit	Qty	Rate	£	p
13.7.3	Allow a provisional sum to clean, as best as possible, the quarry tiled floor finish.		PS	---	---	250	00
13.7.4	Provide Corex protection to the quarry tiled floor finish.		Item	---	---		
13.7.5	Remove the existing wall finishes. Assume such finishes comprise a cement/sand render. If removal causes damage to the brickwork/substrate behind, cease immediately and obtain further instructions from the Contract Administrator/Structural Engineer. Dispose of all debris.		Item	---	---		
13.7.6	Arrange for a damp proofing specialist to attend and apply a waterproof slurry/render to the walls. The works are to include an appropriate insurance backed guarantee.		Item	---	---		
13.7.7	Remove the existing ceiling. Assume this comprises plasterboard. Dispose of debris. Replace with new moisture resistant plasterboard. Prepare and apply Gypsum plaster skim and paint with "mist" coat.		Item	---	---		
13.7.8	Allow a provisional sum for additional support to the ceiling.		PS	---	---	150	00
13.7.9	Prepare and paint the ceiling and walls with two coats white micro porous paint.		Item	---	---		
13.7.10	Supply and install new skirtings. Knot and prime.		Item	---	---		
13.7.11	Remove, trim/ease and reinstate the external door. Include to remove and reinstate all hardware to undertake works.		Item	---	---		
13.7.12	Prepare and paint the following with one undercoat and one coat eggshell:-						
	i) Inner face of the door to the cupboard together with the architrave and surround.		Item	---	---		
	ii) Inner face of the door to the hall including the architrave and door lining.		Item	---	---		
	iii) Window adjacent to external door both internally and externally (including security bars).		Item	---	---		
	iv) External door and frame.		Item	---	---		
	v) Skirting.		Item	---	---		
13.8	<b><u>Lower Ground Floor – Hall</u></b> (Photographs 113 to 118)						
13.8.1	Assume that no works with respect to subsidence repairs will be required to the hall.		---	---	---	---	---
	It is assumed that works to the hall will be undertaken as part of the claim to address damage caused by "escape of water".						
Hartono/BRC/sp/8918/spc 25 <sup>th</sup> January 2024			CARRIED TO COLLECTION				



No	Description	49	Unit	Qty	Rate	£	p
13.9	<b><u>Lower Ground Floor – Rear Left-Hand Bedroom</u></b> (Photographs 119 & 120)						
13.9.1	Assume that no works with respect to subsidence repairs will be required to the rear bedroom.  It is assumed that works to the rear bedroom will be undertaken as part of the claim to address damage caused by “escape of water”.		---	---	---	---	---
13.10	<b><u>Lower Ground Floor – Rear Utility Room</u></b> (Photographs 121 & 122)						
13.10.1	Assume that no works with respect to subsidence repairs will be required to the utility room.  It is assumed that works to the utility room will be undertaken as part of the claim to address damage caused by “escape of water”.		---	---	---	---	---
13.11	<b><u>Lower Ground Floor – Rear Lobby</u></b> (Photographs 123 to 130)						
13.11.1	Assume that no works with respect to subsidence repairs will be required to the rear lobby.  It is assumed that works to the rear lobby will be undertaken as part of the claim to address damage caused by “escape of water”.		---	---	---	---	---
13.12	<b><u>Lower Ground Floor – Front Bedroom</u></b> (Photographs 131 to 137)						
13.12.1	Rake out and fill cracking to the plasterboard lined ceilings and walls. Note considerable time will be necessary in this respect to achieve appropriate reasonable finish (Photographs 134 to 136).		Item	---	---		
13.12.2	Prepare and paint ceiling with two coats white matt emulsion.		Item	---	---		
13.12.3	Prepare and paint walls with two coats white matt emulsion.		Item	---	---		
13.12.3a	Allow to remove the door to the hall, trim and reinstate. Include to remove and reinstate the door hardware (Photograph 137).		Item	---	---		
13.12.4	Prepare and apply one undercoat and one coat eggshell or similar to the following:-						
	i) Architrave and door lining to hall.		Item	---	---		
	ii) Internal door to hall.		Item	---	---		
	iii) Architrave and door lining to en suite.		Item	---	---		
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No	Description	51	Unit	Qty	Rate	£	p
13.15	<b><u>Lower Ground Floor – Under Stairs Cupboard</u></b> (Photograph 147)						
13.15.1	Rake out and fill cracking to the plasterboard lined ceilings and walls. Note considerable time will be necessary in this respect to achieve appropriate reasonable finish.		Item	---	---		
13.15.2	Prepare and paint ceiling with two coats white matt emulsion.		Item	---	---		
13.15.3	Prepare and paint walls with two coats white matt emulsion.		Item	---	---		
13.16	<b><u>Cleaning</u></b>						
13.16.1	Allow for a “sparkle clean” of the complete interior of the ground/lower floor flat on completion of works.		Item	---	---		
14.	<b><u>First and Second Floor Flat</u></b>						
14.1	<b><u>Replacement of Cornice/Lath and Plaster Ceiling to Kitchen</u></b> (Photographs 218 to 237)						
14.1.1	As per item 10.2i) above, it is proposed that the ceilings at ground floor level to the front lounge and the kitchen are removed and replaced with new by a specialist employed by the Main Contractor. The cost of the works by the specialist is to be included in item 10.2i)  To enable such works to be undertaken allow for the following:-						
	i) Provide protections as per item 7.3 above.		Item	---	---		
	ii) Allow access during the course of the works to the specialist including provision of site welfare facilities, power and water etc..		Item	---	---		
	iii) Provide protection to the kitchen units comprising Corex/hard board to the surfaces and polythene draped, cut and taped into position to all units.		Item	---	---		
	iv) If considered appropriate allow to remove and reinstate wall units and shelves to undertake works.		Item	---	---		
14.2	<b><u>Third Floor Mansard level – Front Bedroom</u></b> (Photographs 148 to 160)						
14.2.1	Allow to remove, trim, realign, reinstate and decorate the 2 No. sliding doors will have been undertaken by the specialist as per item 10.2ii) above (Photographs 155 to 158).		---	---	---	---	---
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No	Description	52	Unit	Qty	Rate	£	p
14.2.2	Review in conjunction with the Contract Administrator/Structural Engineer how best to repair the cracking to plasterboard joints to the ceiling and skeliling (Photographs 142 to 154, 159 & 160).		Item	---	---		
14.2.3	For the purpose of this schedule allow to very carefully rake-out and fill the cracking.		Item	---	---		
14.2.4	In addition, for the purpose of this schedule, allow to tape-over the repair and fill/feather-out to disguise as best as possible. Paint with "mist" coat.		Item	---	---		
	Note: An alternative to the above is to include a plaster skim. If it is decided this is necessary, such works will be considered as a variation.						
14.2.5	Prepare and paint ceiling and skelilings with two coats white matt emulsion.		Item	---	---		
14.2.7	Prepare and paint walls with two coats white matt emulsion.		Item	---	---		
14.2.8	Prepare and apply one undercoat and one coat eggshell or similar to the following:-						
	i) Skirting throughout.		Item	---	---		
	ii) Front window surround and shutters.		Item	---	---		
14.2.9	Assume that the windows, surrounds and shutters will be decorated by the specialist as per item 10.2ii) above.		---	---	---	---	---
14.2.10	Assume that the sliding doors and surrounds will be decorated as part of item 14.2.1 above.		---	---	---	---	---
14.2.11	Assume that the built-in cupboards will be adjusted and dealt with by the specialist as per item 10.2iii) above.		---	---	---	---	---
14.3	<b><u>Third Floor Mansard Level – Rear En Suite</u></b> (Photographs 161 to 185)						
14.3.1	To undertake repairs to the rear right-hand corner (Photograph 169), allow to remove the built-in cupboard to the rear right-hand corner (Photographs 167 to 170). The replacement is part of the works as per item 10.2iii) above.						
	In this respect allow for the following:-						
	i) Allow to remove and reinstate the toilet pan and seat.		Item	---	---		
	ii) Allow to remove and reinstate the cistern, cistern push, shower head etc. as part of the works.		Item	---	---		
	iii) Remove and dispose of the built-in cupboard in total (Photographs 167 to 170).		Item	---	---		
<p>Hartono/BRC/sp/8918/spc 25<sup>th</sup> January 2024</p> <p style="text-align: center;">CARRIED TO COLLECTION</p>							

No	Description	53	Unit	Qty	Rate	£	p
	iv) Allow a provisional sum to undertake repairs to the rear right-hand corner.		PS	---	---	500	00
	v) Allow a provisional sum for plumbing works.		PS	---	---	500	00
14.3.2	Remove all fixtures and fittings throughout the en suite. Reinststate on completion of works.		Item	---	---		
14.3.3	Remove the heated towel rail. Reinststate on completion of works (Photograph 172).		Item	---	---		
14.3.5	Remove and reinststate the thermostatic mixer controls and the outlet to the bath (Photographs 173 & 174).		Item	---	---		
14.3.6	Remove and reinststate the blinds (Photographs 175 & 176).		Item	---	---		
14.3.7	Remove and reinststate the thermostatic mixer to the shower (Photograph 179).		Item	---	---		
14.3.8	Remove and reinststate shower head (Photograph 177).		Item	---	---		
14.3.9	Remove and reinststate shower screen (Photographs 177 & 178).		Item	---	---		
14.3.10	Remove the ceramic wall tiling to the shower enclosure and beside the bath. Dispose of debris (Photographs 168, 174 and 177 to 180).		m2	10			
14.3.11	Review the tiling to the floor within the shower enclosure (Photographs 180 & 181). For the purpose of this schedule allow for the following:-						
	i) Very carefully remove the tiled skirting detail. Clean all components and reinststate.		Item	---	---		
	ii) If it is considered that the tiled floor requires to be replaced, this will be dealt with as a variation.		---	---	---	---	---
14.3.12	Rake out and re-plaster "square" the finish at the junction of the right-hand party wall with the ceiling (Photographs 182 & 183).		Item	---	---		
14.3.13	Rake out and fill all other cracking to the ceiling and walls (Photographs 184 & 185).		Item	---	---		
14.3.14	Prepare and paint ceiling with two coats white moisture resistant emulsion.		Item	---	---		
14.3.15	Prepare and paint walls with two coats white moisture resistant emulsion.		Item	---	---		
14.3.16	Supply and install new ceramic wall tiling where previously removed (allow £50/m2 supply only).		m2	10			
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Hartono/BRC/sp/8918/spc 25 <sup>th</sup> January 2024		CARRIED TO COLLECTION					

No	Description	54	Unit	Qty	Rate	£	p
14.3.17	Provide mastic beads at corner junctions of wall tiling and at the junction of the wall tiling with the floor tiling.		Item	---	---		
14.3.18	Allow to mask around all fittings (i.e. downlighters) to undertake redecoration.		Item	---	---		
14.3.19	Prepare and apply one undercoat and one coat eggshell or similar to the following:-						
	i) Skirting.		Item	---	---		
14.3.20	Assume that the sliding door and surround will be decorated as part of item 14.2.1 above.		---	---	---	---	---
14.3.21	Assume that the rear window, timber surround and architrave will be decorated by the specialist as per item 10.2ii) above.		---	---	---	---	---
14.4	<b><u>Second Floor – Front Right-Hand Bedroom</u></b> (Photographs 186 to 194)						
14.4.1	Assume that the specialist will overhaul/renovate the built-in cupboards as per item 10.2iii) above (Photographs 186, 189 & 190).		---	---	---	---	---
14.4.2	Remove and reinstate the curtain rail and blind to undertake works.		Item	---	---		
14.4.3	Remove and reinstate the radiator to undertake works (Photograph 191).		Item	---	---		
14.4.4	Review in conjunction with the Contract Administrator/Structural Engineer the finishes to the front elevation (Photographs 191 to 193). For the purpose of this schedule allow to undertake the following to the plaster finish to the front elevation:-						
	i) Carefully remove the existing skirting. Retain for potential re-use.		Item	---	---		
	ii) Remove the existing finishes to the front elevation to expose the brickwork. Assume the finishes comprise lime plaster finish.		Item	---	---		
	iii) Allow a provisional sum for structural repairs to the brickwork.		PS	---	---	500	00
	iv) Prepare and apply new lime plaster finish.		Item	---	---		
	v) Reinstate original skirting.		Item	---	---		
14.4.5	Rake out and fill cracking to ceiling and walls (Photograph 194).		Item	---	---		
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Hartono/BRC/sp/8918/spc 25 <sup>th</sup> January 2024		CARRIED TO COLLECTION					

No	Description	55	Unit	Qty	Rate	£	p
14.4.6	Prepare and paint ceiling with two coats white matt emulsion.		Item	---	---		
14.4.7	Prepare and paint walls with two coats emulsion – Colour to Client’s choice.		Item	---	---		
14.4.8	Prepare and apply one undercoat and one coat eggshell or similar to the following:-						
	i) Skirting.		Item	---	---		
	ii) Architrave and door lining.		Item	---	---		
14.4.9	Assume that the window, timber surround and architrave will be decorated by the specialist as per item 10.2ii) above.		---	---	--	---	---
14.5	<b><u>Second Floor – Rear Right-Hand Bedroom</u></b> (Photographs 195 to 204)						
14.5.1	Assume that works to adjust/reset the wardrobes will be undertaken by the specialists as per item 10.2iii) above (Photographs 195 & 197).		---	---	---	---	---
14.5.2	Allow to dismantle and reinstate the rear cupboard to allow access to undertake repairs to the rear right-hand corner (Photographs 199 & 120).		--	---	---	---	---
14.5.3	Allow a provisional sum for repairs to the rear right-hand corner (Photographs 199 & 200).		PS	---	---	500	00
14.5.4	Remove and reinstate the curtain rail and blind to undertake works.		Item	---	---		
14.5.5	Remove and reinstate the radiator to undertake works.		Item	---	---		
14.5.6	Review in conjunction with the Contract Administrator/Structural Engineer the finishes to the rear elevation. For the purpose of this schedule allow to undertake the following to the plaster finish to the rear elevation:-						
	i) Carefully remove the existing skirting. Retain for potential re-use.		Item	---	---		
	ii) Remove the existing finishes to the front elevation to expose the brickwork. Assume the finishes comprise lime plaster finish.		Item	---	---		
	iii) Allow a provisional sum for structural repairs to the brickwork.		PS	---	---	500	00
	iv) Prepare and apply new lime plaster finish.		Item	---	---		
	v) Reinstate original skirting.		Item	---	---		

No	Description	56	Unit	Qty	Rate	£	p
14.5.7	At the crack between the internal stud wall construction and the rear elevation (Photographs 202 & 203) allow to undertake the following:-						
	i) Carefully remove approximately 75mm length of the skim plaster finish to the stud wall construction.	Item	---	---			
	ii) Re-plaster "square" with new Gypsum plaster finish as per the existing.	Item	---	---			
	iii) Paint with "mist" coat.	Item	---	---			
14.5.7	Rake out and fill cracking to ceiling and walls.	Item	---	---			
14.5.8	Prepare and paint ceiling with two coats white matt emulsion.	Item	---	---			
14.5.9	Prepare and paint walls with two coats emulsion – Colour to Client's choice.	Item	---	---			
14.5.10	Prepare and apply one undercoat and one coat eggshell or similar to the following:-						
	i) Skirting.	Item	---	---			
	ii) Architrave and door lining.	Item	---	---			
14.5.11	Assume that the window, timber surround and architrave will be decorated by the specialist as per item 10.2ii) above.	---	---	---	---	---	---
14.6	<b><u>Second Floor – Front Left-Hand Bathroom</u></b> (Photographs 205 to 217)						
14.6.1	Remove and set aside all fixtures and fittings (i.e. shelves, mirror etc.). Reinstall on completion of works.	Item	--	---			
14.6.2	Remove and reinstall heated towel rail.	Item	---	---			
14.6.3	Remove and reinstall the following to the bath/shower:-						
	i) Thermostatic mixer.	Item	---	---			
	ii) Shower head (Photograph 217).	Item	---	---			
	iii) Taps/outlet (Photograph 216).	Item	---	---			
	iv) Shower screen.	Item	---	---			
14.6.4	Remove and reinstall the curtain rail and blind to undertake works.	Item	---	---			
14.6.5	Provide protections to the bath.	Item	---	---			
14.6.6	Very carefully remove the ceramic wall tiling to the bath surround. Dispose of debris.	m2	4				
Hartono/BRC/sp/8918/spc 25 <sup>th</sup> January 2024 <span style="float: right;">CARRIED TO COLLECTION</span>							



No	Description	57	Unit	Qty	Rate	£	p
14.6.7	Review in conjunction with the Contract Administrator/Structural Engineer the finishes to the front elevation. For the purpose of this schedule allow to undertake the following to the plaster finish to the front elevation:-						
	i) Remove the existing finishes to the front elevation to expose the brickwork. Assume the finishes comprise lime plaster finish.		Item	---	---		
	ii) Allow a provisional sum for structural repairs to the brickwork.		PS	---	---	500	00
	iii) Prepare and apply new lime plaster finish.		Item	---	---		
14.6.8	Prepare and apply new ceramic wall tiling (allow £50/m2 supply only).		m2	4			
14.6.9	Install new mastic beads to wall tiling.		Item	---	---		
14.6.10	Cut out and replaster "square" the gap that has formed between the ceiling and the left-hand flank wall (Photograph 211).		Item	---	---		
14.6.11	Prepare and paint ceiling with two coats white moisture resistant emulsion.		Item	---	---		
14.6.12	Prepare and paint walls with two coats moisture resistant emulsion – Colour to Client's choice.		Item	---	---		
14.6.13	Prepare and apply one undercoat and one coat eggshell or similar to the following:-						
	i) Architrave and door lining to landing.		Item	---	---		
	ii) Skirting.		Item	---	---		
	iii) Architrave and door lining.		Item	---	---		
	iv) Internal door (remove and reinstate hardware to undertake decorations).		Item	---	---		
14.7	<b><u>First Floor – Front Lounge</u></b> (Photographs 218 to 226)						
14.7.1	Review in conjunction with the Contract Administrator/Structural Engineer the cracking to the walls.		Item	---	---		
14.7.2	For the purpose of this schedule assume that areas of the existing plaster finish will need to be removed and replaced to address the cracking that has happened.  In this respect allow for the following:-						

No	Description	58	Unit	Qty	Rate	£	p
	i) Allow to remove 6 No. areas of the existing wall plaster finishes each 500mm x 500mm. Dispose of debris.		Item	---	---		
	ii) Allow a provisional sum for any structural repairs considered appropriate behind.		PS	---	---	500	00
	iii) Reinstate wall plaster finishes where removed with lime plaster finish. Feather-out to existing.		Item	---	---		
14.7.3	Prepare and paint the new ceiling and the cornice with mineral based paint suitable for lime plaster. The paint is to be sprayed/misted to prevent loss of detail.		Item	---	---		
14.7.4	Prepare and paint walls with two coats emulsion – Colour to Client's choice.		Item	---	---		
14.7.5	Prepare and apply one undercoat and one coat eggshell or similar to the following:-						
	i) Picture rail.		Item	---	---		
	ii) 325mm deep skirting.		Item	---	---		
	iii) Shutters.		Item	---	---		
	iv) Internal doors ( 3 No.).		Item	---	---		
	v) Architrave and surrounds (2 No.).		Item	---	---		
14.7.6	Assume that the windows, will be decorated by the specialist as per item 10.2iii) above.		---	---	---	---	---
14.7.7	Allow to review in conjunction with the Contract Administrator the gap between the skirtings and the floorboards. A gap has formed which is causing draughts. Allow a provisional sum for any agreed works.		PS	---	---	1500	000
14.8	<b><u>First Floor – Rear Kitchen</u></b> (Photographs 227 to 237)						
14.8.1	Review in conjunction with the Contract Administrator/Structural Engineer the cracking to the walls (Photographs 234 to 257).		Item	---	---		
14.8.2	For the purpose of this schedule assume that areas of the existing plaster finish will need to be removed and replaced to address the cracking that has happened.  In this respect allow for the following:-						
	i) Allow to remove 6 No. areas of the existing wall plaster finishes each 500mm x 500mm. Dispose of debris.		Item	---	---		
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No	Description	59	Unit	Qty	Rate	£	p
	ii) Allow a provisional sum for any structural repairs considered appropriate behind.		PS	---	---	500	00
	iii) Reinstate wall plaster finishes where removed with new renovating plaster finish. Feather-out to existing.		Item	---	---		
14.8.3	Prepare and paint the new ceiling and the cornice with mineral based paint suitable for lime plaster. The paint is to be sprayed/misted to prevent loss of detail.		Item	---	---		
14.8.4	Prepare and paint walls with two coats emulsion – Colour to Client’s choice.		Item	---	---		
14.8.5	Prepare and apply one undercoat and one coat eggshell or similar to the following:-						
	i) Picture rail.		Item	---	---		
	ii) 325mm deep skirting.		Item	---	---		
	iii) Internal doors ( 3 No.).		Item	---	---		
	iv) Architrave and surrounds (2 No.).		Item	---	---		
14.8.6	Assume that the windows, surround, architrave and shutters will be decorated by the specialist as per item 10.2ii) above.		---	---	---	---	---
14.8.7	Allow to review in conjunction with the Contract Administrator the condition of the plaster finish around the rear window. Allow a provisional sum for any agreed works.		PS	---	---	750	00
14.9	<b><u>Ground Floor Entrance Lobby, Staircase from Ground to Third and Landings at First, Second and Third Floor Levels</u></b> (Photographs 238 to 274)						
14.9.1	Review in conjunction with the Contract Administrator/Structural Engineer the plaster finish to the rear elevation between the half landing level (between the first and second floor levels) and third floor level (Photographs 263 to 265).		Item	---	---		
14.9.2	For the purpose of this schedule allow to undertake the following to the plaster to the rear elevation:-						
	i) Remove the architraves to the 2 No. windows openings. Dispose of same (Photographs 263 & 265).		Item	---	---		
	ii) Erect suitable scaffolding/staging full height.		Item	---	---		
	iii) Remove the plaster finish to the rear elevation. Assume the plaster finish comprises lime plaster.		Item	---	---		

No	Description	60	Unit	Qty	Rate	£	p
	iv) Allow a provisional sum to undertake structural works to the exposed masonry behind.		PS	---	---	750	00
	v) Allow for a localised repair to the stair stringer.		PS	---	---	200	00
	vi) Prepare and apply new lime plaster finish to the rear elevation.		Item	---	---		
	vii) Supply and install new architraves to 2 No. window openings. Knot and prime (Photographs 263 & 265).		Item	---	---		
	If possible, as an alternative to items i) and vii), remove and reinstate the existing architraves.						
14.9.3	To the boxing-out to the downstand beam at second floor ceiling level (Photograph 266) allow to undertake the following:-						
	i) Remove the remainder of the plasterboard to the underside of the boxing-out.		Item	---	---		
	ii) Remove the plaster bead. Dispose of same.		Item	---	---		
	iii) Allow a provisional sum to fix into position new support to the plasterboard.		PS	---	---	325	00
	iv) Provide new plasterboard to the soffit with plaster bead.		Item	---	---		
	v) Prepare and apply Gypsum plaster skim. Feather-out the outer face to disguise works. Paint with "mist" coat.		Item	---	---		
14.9.4	Rake out and fill internal walls. Note that previous making good has been undertaken which, in certain instances, will require to be removed and replaced with new (i.e. to form "square" corner junctions).						
	The extent of works with respect to this item should not be under estimated.						
14.9.5	Prepare and paint ceilings throughout with two coats white matt emulsion.						
			Item	---	---		
14.9.6	Prepare and paint walls throughout with two coats white matt emulsion.						
			Item	---	---		
14.9.7	Review in conjunction with the Contract Administrator/Structural Engineer the plaster finish to the underside of the staircase.						
	Note in certain locations this has debonded (Photographs 268 & 269).						

No	Description	61	Unit	Qty	Rate	£	p
14.9.8	Allow a provisional sum to make good/replaster with lime plaster the curved detail to the staircase (Photograph 270).		PS	---	---	1000	00
14.9.9	Prepare and apply one undercoat and one coat eggshell or similar to the following:-						
	i) Skirting and dado at ground floor level.		Item	---	---		
	ii) Stair stringer throughout.		Item	---	---		
	iii) Timber balustrade comprising newel posts, edges of treads/risers, side panelling and spindles full height.		Item	---	---		
	iv) Skirtings at first, second and third floor levels.		Item	---	---		
	v) Window above door to entrance lobby.		Item	---	---		
	vi) Door, architrave and lining to entrance lobby.		Item	---	---		
	vii) Architrave, linings and doors to all internal openings (4 No.).		Item	---	---		
14.9.10	Assume that the specialist will undertake decoration of the windows, as per item 10.2iii) above.		Item	---	---		
14.9.11	Allow to undertake localised replacement of floorboards as appropriate.		PS	---	---	500	00
14.9.12	With respect to the painted floor finish at second floor level (i.e. to the landing, front right-hand bedroom, rear right-hand bedroom and bathroom) (Photographs 271 to 274), allow to undertake the following:-						
	i) Sand floorboards to receive new painted finish.		Item	---	---		
	ii) Prepare and paint floorboards.		Item	---	---		
14.10	<b><u>Cleaning</u></b>						
14.10.1	Undertake "sparkle" clean of complete flat on completion of works.		Item	---	---		
15.	<b><u>Ground Floor – Communal Entrance Lobby</u></b>						
15.1	Rake out and fill cracking to ceiling and walls.		Item	---	---		
15.2	Prepare and paint ceiling and cornice with two coats white matt emulsion.		Item	---	---		
15.3	Prepare and paint walls with two coats emulsion – Colour to Client's choice.		Item	---	---		
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**PART 5**

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**SCHEDULE OF RATES**

The rate only is to be entered for the following items. The rates will be used to price any variations where appropriate.

No	Description	Unit	Qty	Rate	£	p
1.	Repair a Type A crack internal (a minor crack)	m	---		---	---
2.	Repair a Type B crack internal (a structural crack)	m	---		---	---
3.	Repair a Type A crack external (a minor crack)	m	---		---	---
4.	Repair a Type B crack external (a structural crack)	m	---		---	---
5.	Internal re-render and re-plaster small areas up to 0.1m <sup>2</sup> Rate is per 0.1m <sup>2</sup>	0.1m <sup>2</sup>	---		---	---
6.	Internal re-render and re-plaster larger areas Rate is per m <sup>2</sup>	m <sup>2</sup>	---		---	---

**COLLECTION PAGE**

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PART 1 – PRELIMINARIES AND INSTRUCTIONS TO TENDERERS

**TOTAL PART 1 (pages 1-9)**

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PART 2 – SPECIAL CONDITIONS AND GENERAL NOTES

**TOTAL PART 2 (pages 10-14)**

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PART 3 – SPECIFICATIONS

**TOTAL PART 3 (pages 15-28)**

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PART 4 – SCHEDULE OF WORKS (pages 29-62)

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**TOTAL PART 4**

**TOTAL CARRIED TO FORM OF TENDER**

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**FORM OF TENDER**

**TENDER SUPPLEMENTAL INFORMATION**

Details of Works Contractor's Insurances

Project: 88 Albert Street, London, NW1 7R

	Public Liability	Employer's Liability
Name of Insurers		
Policy Number		
Renewal Date		
Minimum Limit of Indemnity		
Excess		
Does this Policy contain an Indemnity to Principal Clause?	Yes/No	
Does the Public Liability Policy cover against risks of vibration, collapse, subsidence, removal or weakening of support?	Yes/No	

The Works Contractor is to state the additional cost, if any, of providing cover as stated "against the risks of vibration, collapse, subsidence, removal or weakening of support" in respect of his Public Liability Insurance.

In accordance with the Conditions of Contract relative to the above work, we certify that we hold insurances for Employer's Liability and Public Liability Risks as detailed and these will be maintained for the duration of the Contract and Defects Liability Period.

Name of Works Contractor .....

Date .....

Signed .....

Note: It will be in order for you to submit a letter prepared by your Brokers or Insurers in lieu of the completion of this Certificate. **A photostat or reproduction will not be acceptable.**

**FORM OF TENDER**

**TENDER SUPPLEMENTAL INFORMATION**

**1. Dayworks and Non-Productive Overtime**

Schedule of Daywork Charges

**A. Labour**

Work agreed to be carried out as Daywork will be paid for at the following rates and such payment will only be for the net time worked on the site. The rates are to include for overheads and profit, all supervision (being the cost of full-time foremen or additional rates paid for chargehands, etc.), insurances, holidays with pay, bonus, pension schemes, subsistence allowances, fares and travelling time, imported labour costs, non-productive overtime costs, tools of all descriptions and other payments made under the Working Rule Agreement or any Regulation, Byelaw or Act of Parliament.

<b>Trade:</b>	<b>Rate £/hour</b>
Craftsmen .....	@ .....
Labourer .....	@ .....
Apprentice .....	@ .....
Others .....	@ .....
(inc. Plant Operators and Drivers)	
.....	
.....	
.....	

**B. Materials**

The cost of materials expended on Dayworks (or additional works where paid as a cost) shall be charged at the net price paid by the Works Contractor for the materials delivered to site after deducting all discounts.

Add to the above cost a percentage of .....% (to be stated by the Works Contractor). This percentage shall cover the cost of taking delivery, unloading, unpacking, storing, protecting and for all establishment charges and profit.

**FORM OF TENDER**

**TENDER SUPPLEMENTAL INFORMATION (cont'd)**

C. **Plant**

The cost of plant employed on Dayworks shall be charged at the rates laid down for Contractors (Works Contractor's) own plant in the "Schedule of Dayworks carried out Incidental to Contract Work" of the Federation of Civil Engineering Contractors, current at the date of execution of the Daywork. The "Supplementary Charges" stated in the schedules shall not apply. Rates for mechanical or other special plant not normally classed as "small tools" and not included in the Federation of Civil Engineering Contractor's "Schedule of Daywork carried out Incidental to the Contract Work" current at the date of the work is carried out shall be for the actual hours worked, no payment for standing time will be made.

The rates of plant are for the use of the plant inclusive of all fuel and consumable stores, labour, materials and charges for overhauls, repairs and replacements, sharpening of tools, including haulage to and from the site, (except as stated above) but exclusive of driver and attendance who shall be charged for at hourly rates for labour as laid down under the foregoing heading of labour.

Add to the above cost a percentage of .....% (to be stated by the Works Contractor). This percentage shall cover all costs in connection with the use of the plant on Daywork.

2. **Names of any sub-contractors who will undertake any of the works. If none, state "NONE"**

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For item 2, once approved by the Engineer, the Contractor cannot change the sub-contractors specified unless the sub-contractor has ceased trading or can be shown to be financially unsound.

**FORM OF TENDER**

Contract Fixed Price, subject only to variation from quantities defined in your offer for reasons of unforeseen site conditions.

I/We, the undersigned, agree to carry out the proposed works as contained in the attached Specification of Works and in accordance with all stipulations stated therein for the sum of £..... exclusive of VAT brought forward from the Collection Page.

We shall commence works within ..... weeks of your order and shall complete all the works specified within a further ..... weeks.

This tender shall remain valid for three months from the date hereof.

NAME .....

FOR AND ON BEHALF OF .....

ADDRESS .....

.....

.....

TELEPHONE .....

DATE .....