

1.14.5 **Former Public House at 73 Plender Street**

The Contractor's attention is drawn to the above adjacent property which abuts or new works.

The Contractor shall allow to design and implement an appropriate means of temporary support to this existing building for the duration of the Works and allow all costs associated with the same.

Designs for these works must be delivered promptly to the Party Wall Surveyor for their potential inclusion in any Award Agreements.

1.15 **Adoptable Agreements and the Like**

1.15.1 **Adoption and Sectional Agreements**

The Contractor shall be responsible for obtaining all necessary approvals relating to but not limited to Sections 102, 104, 38, 33, 247, 278 and 106 Agreements including the supply of all designs, information, surety bonds, payment of legal and design/inspection costs as required by the Authority or Statutory Body concerned.

1.16 **Contractor's General Obligations**

1.16.1 **'Considerate Contractors' Scheme**

To be implemented by the Contractor

The Contractor shall achieve a regular score of at least '32' and shall obtain the maximum number if available credits for the same under the Code for Sustainable Homes scheme.

1.16.2 **Local Labour and Training**

In recognition of promoting local employment prospects and the Employer's wish to contribute to the local community, the Contractor is required to actively encourage the use of labour from the Borough area and within a 5 mile radius and is to fully comply with the Local Authority's local labour in construction initiatives. All sub-contract and employment opportunities shall be advertised locally. In addition the Contractor shall prepare a local procurement plan detailing how local companies will be encouraged to join the supply chain. A target of 15% measured by works value shall be set.

The Contractor shall include within his Tender to carry out training. London Borough of Camden is a recognised training provider and the Contractor shall allow to make use of the current schemes. In practical terms, the Contractor shall include within its Tender all costs associated with providing 3 apprenticeships in connection with the Works.

The Contractor shall allow separately for the costs associated with supervision, insurance, equipment (basic tools), monitoring and the safety of all apprentices/trainees on site.

1.16.3 **Working Hours**

The Contractor shall observe the directions of the Planning Authority.

Changes in employment or dismissal of sub-contractors must be advised to the Employer.

**1.19.7 Photographic Record Survey**

A condition survey of all retained structures and all boundaries with adjoining owners, Local Authority footpaths and highways shall be undertaken prior to commencement of the Works and immediately prior to completion by the Contractor and copies distributed to the Employer within 14 days of the survey. Any damage evident or caused by the Contractor shall be made good prior to Practical Completion. The Employer shall be given the opportunity to be present.

**1.19.8 Protection, Roads and Trees, etc.**

The Contractor shall protect and maintain all existing grassed areas, roadways, footpaths, trees, shrubs, street lights etc. not directly involved in the Works including those on the immediate approach to the site.

Any damage shall be made good at the Contractor's expense.

Roads and footpaths shall be cleaned to keep them free of mud and debris at all times arising from the site.

The Contractor shall note the close proximity of mature trees in Plender Street. The Contractor shall arrange with the Local Authority to ensure that these trees are professionally pollarded prior to Practical Completion of the Works. In addition the Contractor shall ensure these trees are fully protected during the course of the Works to the satisfaction of the Local Authority.

**1.19.9 Temporary Roads, Crossovers etc.**

The Contractor shall be responsible for constructing all temporary access ways to the site and removing the same upon completion and reinstating all works disturbed in the process to the Local Authority's or landowners satisfaction at the its own cost.

In addition the Contractor shall ensure that any pre-existing redundant crossovers are extinguished and physically removed by agreement with the Local Authority and replaced with suitable hard surface landscaping. The Contractor shall allow for all costs in connection with the same.

Given the development of the various sites involves construction from the back edge of footpath, it is highly likely that works of repair or renewal will be required to the adopted footpaths. The Contractor shall include within his tender for carrying out such works under an agreement with the Local Authority.

The Contractor shall actively carry out the tree protection of these trees in Plender Street, it is not to be a 'risk' item. A suggested methodology is included with the reports submitted in support of the Planning Application. In addition, the Contractor may need to consider the trees in providing foundation and drainage designs.

**1.19.10 Tenant Involvement/Ceremonies**

The Contractor shall organise an 'open day' for residents and occupiers of each Section, with access being granted to a typical dwelling of each type.

Demonstration of mechanical and electrical installations and locking mechanisms on windows and doors shall be given.