

JCT 2016 Measured Term Contract for

TV Aerial Systems Repairs & Maintenance

2022 - 2027

Dover District Council



SECTION 1 – CONTRACT PARTICULARS

JCT 2016

Measured Term Contract

Articles of Agreement

The employer	Dover District Council, Whitecliffs Business Park Dover Kent CT16 3PJ
Company No	Not Applicable
Registered office	Dover District Council, Whitecliffs Business Park Dover Kent CT16 3PJ

The contractor shall be the successful tenderer

Recitals

First: , “the social housing properties owned by and within the local authority administrative area of Dover District Council.”

Articles

Article 3: “Tim Goss” of “Housing Assets, Dover District Council, Whitecliffs Business Park, Whitfield, Dover, CT16 3PJ.”

Article 4: The Principal Designer shall be the Contract Administrator.

Article 5: The Principal Contractor shall be the Contractor.

Article 6: Adjudication applies.

Article 7: Arbitration does not apply, delete clause.

Contract Particulars

Clause

- 1.1 Properties and description of the types of work, insert “the social housing properties owned by and within the local authority administrative area.” Insert, “The scope of the work shall encompass TV Aerial Systems Repairs & Maintenance.”
- 1.2 “To Repair and Maintain Dover District Councils Communal TV Aerial Systems”
- 2 Supplemental Provisions
Collaborative working applies
Health and safety applies
Cost savings and value improvements applies
Sustainable development and environmental considerations applies
Performance Indicators and monitoring applies
Notification and negotiation of disputes applies
Employer’s nominee: insert “Head of Assets and Building Control”
Contractor’s nominee: insert “TBC”
- 3 Contract period, “ 5 Years 0 Months” commencing on “date to be agreed”
- 4 Arbitration, delete clause
- 5 BIM Protocol
Does not apply
- 6 “the minimum value of any one Order to be issued is Five Pounds (£5)”
“the maximum value of any one Order to be issued is One Thousand Pounds (£1000)”
- 7 The approximate annual value of work to be carried out under this contract is Fifteen Thousand Pounds (**£15,000**) and the approximate value for the Contract Period is Seventy Five Thousand Pounds (**£75,000**)”
- 8 Priority coding
“The following priorities and coding structures are used on this contract:

“C” (~~Call Out – out of normal hours working~~) ~~to be completed within 4 hours of the order issue time.~~

“4H” (~~Emergency – within normal working hours~~) ~~to be completed within 4 hours of the order issue time.~~_____

~~"1"- to be completed within 1 working day of the order issue date.~~

~~"3" to be completed within 3 working days of the order issue date.
(includes repair type void work).~~

~~"7" to be completed within 7 working days of the order issue date.~~

~~"V" to be completed within 10 working days of the order issue date.
(includes renewal type void work).~~

~~"R" to be completed within 15 working days of the order issue date.~~

~~"X" to be completed within 25 working days of the order issue date.~~

~~"Y" to be completed within the number of days of the order issue date
determined by the Contract Administrator."~~

9 The Employer is a contractor for the purposes of the CIS.

10 Progress Payments

Delete this clause; there will be no progress payments

11 Responsibility for measurement and valuation

The contractor shall measure and value all Orders

12 Schedule of Rates

12.1 The Schedule of Rates shall be: Bespoke

The Adjustment Percentage shall be added by the successful tenderer.

12.2 Insert the wording, "the National Schedule of Rates does not apply"

12.3 Fluctuations, Clause 5.6.1 applies

12.4 Basis and dates of revision is as follows:

Where Clause 5.6.1 applies insert:

The rates tendered shall be subject to Consumer Price Index ('CPI') with a base date of 1st January each year and annually thereafter for the duration of the Contract Period.

The first applicable adjustment for rates will be effective from 1st April 2024 by indices.

13 Delete Clause 12.1 and 12.2, no daywork shall be allowed.

14 Delete Clause 13, no overtime shall be allowed.

15.1 Insert "£10m Employers Liability, £5m Public Liability and £2m Professional Indemnity"

- 15.2 Insert "12.5%"
- 15.3 N/A
- 15.4 N/A
- 15.5 Date to be entered by the Contractor
- 15.6 Insert "N/A"
- 16 Insert "13 weeks" [consider other lengths of notice where work must not have a break in service, e.g. responsive repairs]
- 17 The Adjudicator is to be mutually agreed and the nominating body will be The Royal Institution of Chartered Surveyors.

Delete the reference to arbitration.

The contract shall be executed as a Deed.

Section 2

Clause

- 2.1 After Clause 2.1 add the following new clauses:
 - "2.1.1 The Contractor shall take due account of the terms of any agreements between the Employer and third parties as are from time to time disclosed to him and shall perform his obligations under this Contract in such a manner as not to constitute, cause or contribute to any breach by the Employer of his obligations under such agreements and shall indemnify the Employer in respect of any loss and/or damage which he incurs as a result by any breach by the Contractor of this clause where such loss and/or damage arises under such agreements.
 - 2.1.2 The Contractor shall carry out the Works in accordance with the KPI's included in the tender documents."
 - 2.3.5 Delete the existing clause.
 - 2.3.6 Delete the existing clause.
 - 2.5 At the end of the existing clause add, "For the avoidance of doubt, the Employer shall not be liable for any loss of profit, loss of contracts, or other costs, expenses or losses suffered or incurred by the Contractor as a result of the Contractor not being awarded any Orders under this Contract."
 - 2.7 Delete the last sentence starting, "Nothing in the programme" and ending "Contract Documents". Add the, "The Contract Administrator shall have seven days from receipt of the programme to approve or register its disapproval, in writing, of the programme. If the Contract Administrator fails to respond within the seven days it shall be deemed to have been approved. Provided the Contract Administrator has approved the programme, the Contractor shall procure that all

of the works carried out in accordance with or under any Order(s) is carried out strictly in accordance with the programme. If the Contract Administrator has stated to the Contractor that it does not approve of the programme then the Contractor shall resubmit a revised programme to the Contract Administrator for approval, and this process shall be repeated until the Contract Administrator has given its written approval to the programme, whereupon the Contractor shall carry out the works within the Order strictly in accordance with such approved programme.”

2.10.1 Delete the existing clause and add, “If at any time during the course of completing an Order the Contractor shall establish that the progress of the works under the Order shall have been affected by reason of:

- Force Majeure; or
- Fire, lightning, explosion, storm, tempest, flood, bursting or overflowing of water tanks, apparatus or pipes, earthquake, aircraft or other aerial devices or articles dropped from them, riot or civil commotion or any other risks insured against;

The Contract Administrator shall allow such extension of time as is fair and reasonable in the circumstances upon written application by the Contractor to the Contract Administrator provided always that such application is made immediately that the Contractor is aware that such delay has or might occur (which written application shall include any documentation the Contractor may wish to provide in support of or justifying its application and the Contractor’s assessment of the extension of time it seeks). To the extent that any extension of time is granted a revised date for completion for the Order shall be fixed by the Contract Administrator and notified to the Contractor.”

2.10.2 Delete the existing clause. Add a new clause as noted:

2.10A Liquidated and Ascertained Damages

If the Contractor fails to complete all the works within an Order and otherwise fully complete the Order by the date for completion specified in the Order the Contractor shall pay to the Contract Administrator the sum of (to be determined for each individual order raised) by way of liquidated and ascertained damages for each week or part thereof that the Order completion is delayed, calculated from the date for completion specified within the Order until the Order Completion Date. The Contract Administrator’s entitlement to liquidated and ascertained damages shall be in full settlement of any claim arising from such delay but shall be in addition and without prejudice to any other rights and remedies available to the Employer for any other breaches.”

2.12 Amend the defects period from 6 months to 12 months.

Section 3

Clause

3.5.2 Delete the last sentence starting, “If the Contractor carries” and ending in “may sanction it.”

- 3.7 At the end of the existing clause add, “The Contractor shall then ensure that such person is excluded from Site immediately.”

Section 4

Clause

- 4.3 Delete the whole of the existing clause, no progress payments will be allowed.

- 4.4 Delete the existing clause.

- 4.5.5 At the end of the existing clause add the following paragraph

“Invoices submitted by the Contractor will be subject to approval by the Contract Administrator prior to them being passed for payment. No payment will be made unless all the work has been duly completed to the reasonable satisfaction of the Contract Administrator and the invoice defines and codes all work undertaken to the reasonable satisfaction of the Contract Administrator.”

Section 5

Clause

- 5.3.1 At the end of the existing clause add, “Any variation by the Contractor that over-values the work shall be corrected by the Contract Administrator where this becomes known and the Contractor may pay any cost involved in carrying out these tasks to the Contract Administrator.”

- 5.3.2 Delete the existing clause.

- 5.4 Delete clauses 5.4.1 and 5.4.2.

- 5.6.3 Delete the existing clause.

- 5.6.4 Delete the existing clause.

- 5.6.5 Delete the existing clause.

- 5.7 Delete clauses 5.7.1 to 5.7.3.

- 5.8 Delete the existing clause and add, “There will be no costs for unproductive time.”

Section 6

Clause

- 6.2 At the end of the existing clause add, “The Contractor shall at all times prevent any public or private nuisance (including without limitation any such nuisance caused by noxious fumes, noisy working operations or the deposit of any materials or debris on the public highway) or other interference with the rights of any adjoining or neighbouring landowner, tenant or occupier, or any statutory undertaker arising out of an Order or of any obligation pursuant to clause 2.12, and shall defend or, at the Employer’s option, assist the Employer in defending

any action or proceedings which may arise as a result of any breach by the Contractor of its obligations under this Contract.”

Section 9

Clause

9.3 to 9.8 Delete the existing clauses.

Supplementary clauses

Tendering Procedure

Is to be in accordance with the principles of the Code of Procedure for Single Stage Selective Tendering 1994. (Alternative 2).

ICT, Sequence of Work or Other Restriction

The Contractor shall be responsible for providing all information regarding the measurement of the works, including variations to any Order in an electronic format that the Contract Administrator determines. This will initially be on an Excel spreadsheet in a format determined by the Contract Administrator that allows for works to be verified and input into the computer system of the Employer or Contract Administrator.

Customer Instructions/Requests

Should the Contractor be requested by the Customer to change, alter or modify in any way the Contract Administrator’s instructions, the Contractor shall forthwith refer to the Contract Administrator and obtain his further instructions before proceeding. No payment shall be made for work carried out other than under the Contract Administrator’s instructions.

Where the Customer reports a defect or a need for any repair not relating to an Order, or to the Works in hand, the Contractor shall refer the Customer forthwith to the Contract Administrator’s Maintenance Office to report repairs. The Contractor shall decline to convey to the Council or Contract Administrator any request of a Customer for repairs which are unrelated to Orders or prospective Variations, and he shall take no details of any such repair attempted by the Customer to be reported to him, or any of his employees, operatives or sub-contractors. The Contractor shall not act as the Council's or Contract Administrator’s agent in respect of reporting repairs which are unrelated to the work in hand, and he will assist Customers by referring them directly to the Contract Administrator.

Water for the Works

The Contractor shall provide all water required for use in the works, by him or by his Sub-Contractors, together with any temporary plumbing, standpipes, storage tanks and the like, and remove on completion. He shall pay all fees and charges in connection therewith and make good all work disturbed.

Lighting and Power for the Works

The Contractor shall provide all artificial lighting and power for the works, including that required by Sub-Contractors, together with any temporary wiring, switchboards, distribution boards, poles, brackets, etc. and remove same on completion, and pay all fees and charges

in connection therewith and make good all work disturbed.

The Contractor should particularly note that electricity from Council dwellings will not be available for the works.

Customer Satisfaction Surveys

The Contractor shall allow to carry out a survey of all individual properties for the Employer within seven days of completing work on site. The survey shall include all properties within a block as well as houses and bungalows. The survey shall ask a series of questions as advised by the Contract Administrator from time to time and the Contractor shall collate all replies and provide monthly performance data for surveys sent out and also the results from the surveys received.

Assignment and Sub-Letting

The Contractor shall be prohibited from transferring, assigning sub-contracting or sub-letting, directly or indirectly, to any person or persons whatever, the whole or any portion of the contract without the written permission of the Council. No sub-contracting shall relieve the Contractor from the obligations of the Contract or from the obligation to actively supervise the works/services during their progress. All actions taken by an approved Sub-Contractor in connection with the carrying out of any work under the Contract will be deemed to be the actions of the Contractor as defined in this Contract.

Conflict of Interest

The Contractor shall ensure that there is no conflict of interest as to be likely to prejudice his independence and objectivity in performing the Contract and undertakes that upon becoming aware of any such conflict of interest during the performance of the Contract (whether the conflict existed before the award of the Contract or arises during its performance) he shall immediately notify the Council in writing of the same, giving particulars of its nature and the circumstances in which it exists or arises and shall furnish such further information as the Council may reasonably require.

Where the Council is of the opinion that the conflict of interest notified to it above is capable of being avoided or removed, the Council may require the Contractor to take such steps as will, in its opinion, avoid, or as the case may be, remove the conflict and:

- if the Contractor fails to comply with the Council's requirements in this respect; or
- if, in the opinion of the Council, compliance does not avoid or remove the conflict, the Council may determine the Contract and recover from the Contractor the amount of any loss resulting from such determination.

Where the Council is of the opinion that the conflict of interest which existed at the time of the award of the Contract could have been discovered with the application by the Contractor of due diligence and ought to have been disclosed as required by the tender documents pertaining to it, the Council may determine the Contract immediately for breach of a fundamental condition and, without prejudice to any other rights, recover from the Contractor the amount of any loss resulting from such determination.

In the event that the contractor enters into any sub-contract in connection with this Contract it shall impose obligations on its sub-contractors in terms substantially similar to those imposed on it pursuant to the preceding sub-clauses and shall provide evidence of its compliance to the Employer upon written request.

THE FOLLOWING CLAUSES SHOULD BE INCLUDED WHERE APPROPRIATE TO THE NATURE OF THE CONTRACT:

TUPE & Employment Matters

The Council and the Contractor agree that where the identity of a provider (including the Council) of the Services is changed pursuant to the Contract (including upon termination of the Contract) then the change may constitute a Relevant Transfer. On the occasion of each Relevant Transfer (including a Relevant Transfer upon termination of this Contract), the Contractor shall comply with all of its obligations under the Regulations and the Directive in respect of the Relevant Employees.

The Contractor shall be responsible for all remuneration, benefits, entitlements and outgoings in respect of the Relevant Employees, including without limitation all wages, holiday pay, bonuses, commission, payment of PAYE, national insurance contributions, pension contributions and otherwise, from and including the date of a Relevant Transfer.

Liquidated Damages

Without prejudice to any other remedies available to the Council whether under Contract or otherwise and subject to the provisions of the Specification(s), if there is a breach of the Contract by the Contractor (whether as to time, performance, service levels or otherwise) that in the reasonable view of the Council is capable of remedy, the Council shall be entitled to serve a Default Notice upon the Contractor in accordance with the provisions of the Specification. Payment of the liquidated damages due in respect of any such Notice served on the Contractor shall be in settlement of the Contractor's liability for any loss or damage incurred by the Council arising as a direct result of said breach up to the end of the period in which liquidated damages are payable under this Clause.

If the Contractor fails to rectify the default within the period specified in the Default Notice, the Council shall be entitled to claim any remedy available to it for loss or damage incurred by it after the end of that period.

No payment or concession to the Contractor by the Council or other act or omission of the Council shall in any way affect the rights of the Council to recover the said liquidated damages or be deemed to be a waiver of the right of the Council to recover any such damages unless such waiver has been expressly made in writing by the Council.

Dover District Councils additional Terms and Conditions

TERMS & CONDITIONS

Dover District Council Standard Terms & Conditions shall also apply:-

- 1. Prevention of Bribery and Corruption**

- 1.1 The Contractor warrants and undertakes to the Council that:
- 1.1.1 it will comply with applicable laws, regulations, codes and sanctions relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010 and will not give any fee or reward the receipt of which is an offence under sub-section (2) of Section 117 of the Local Government Act 1972.
 - 1.1.2 it will procure that any person who performs or has performed services for or on its behalf ('Associated Person') in connection with this Agreement complies with this Clause 1.
 - 1.1.3 it will not enter into any agreement with any Associated Person in connection with this Agreement, unless such agreement contains undertakings on the same terms as contained in this Clause 1;
 - 1.1.4 it has and will maintain in place effective accounting procedures and internal controls necessary to record all expenditure in connection with the Agreement;
 - 1.1.5 from time to time, at the reasonable request of the Council it will confirm in writing that it has complied with its undertakings under Clauses 1.1.1 - 1.1.4 and will provide any information reasonably requested by the Council in support of such compliance;
 - 1.1.6 it shall notify the Council as soon as practicable of any breach of any of the undertakings contained within this Clause of which it becomes aware.
- 1.2 Where the Contractor or Contractor's employees, servants, sub-contractors, suppliers or agents or anyone acting on the Contractor's behalf, engages in conduct prohibited by the Bribery Act 2010 or the Local Government Act 1972 section 117(2) in relation to this or any other contract with the Council, the Council has the right to:
- (a) terminate the Agreement and recover from the Contractor the amount of any loss suffered by the Council resulting from the termination, including the cost reasonably incurred by the Council of making other arrangements for the provision of the [Services] and any additional

expenditure incurred by the Council throughout the remainder of the [Term]; or

- (b) recover in full from the Contractor any other loss sustained by the Council in consequence of any breach of this Clause, whether or not the Contract has been terminated.

2. Health and Safety

Without prejudice to any other term or condition of the Contract the Contractor shall comply in all respects with the provisions of any statute, statutory instrument, rule or regulation in force from time to time relating to health and safety issues relevant or applicable to the goods, works and/or services to be provided to the Council hereunder and shall bear the penalty for any contravention of the standard provisions relating to health and safety.

3. Equal Opportunities

Without prejudice to any other term or condition of the Contract the Contractor shall comply in all respects with the provisions of any statute, statutory instrument, rule or regulation in force from time to time relating to equal opportunities. In particular, the Council requires the Contractor to be committed to a policy of treating all its employees and job applicants equally. No employee or potential employee shall receive less favourable treatment or consideration on the grounds of race, colour, religion or belief, nationality, ethnic or national origins, sexual orientation, gender re-assignment, age, disability, marital status or part-time status or be disadvantaged by any conditions of employment that cannot be justified as reasonably necessary on operational grounds.

4. Discrimination, Victimisation and Harassment

4.1 For the purposes of this Clause "Staff" means any of the Contractor's employee's staff or workforce involved in the provision of the Services.

4.2 The Contractor shall not discriminate against any person or victimise or harass any person within the meaning and scope of any law, enactment, order, or regulation relating to discrimination, victimisation and harassment and, accordingly, shall not treat one group of people less favourably than others whether by reason of age, disability, gender reassignment, marriage and civil

partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation, whether in decisions to recruit, train or promote its Staff and/or in the delivery of the Services.

- 4.3 The Contractor shall, for purposes of ensuring compliance with this Clause 4, in relation to Staff, observe as far as possible the provisions of the Equality and Human Rights Commission's (EHRC) Codes of Practice on Employment and Equal Pay, including, but not limited to, those provisions recommending the adoption, implementation, and monitoring of an equal opportunities policy.
- 4.4 The Contractor shall comply with the provisions of the Equality Act 2010 or other relevant or equivalent legislation, or any statutory modification or re-enactment thereof as if the Contractor were a body within the meaning of Schedule 19 of the 2010 Act (or any European equivalent which shall be deemed to include without limitation an obligation to have due regard to the need to eliminate unlawful racial discrimination, to promote equality of opportunity and good relations between persons of different racial groups and to promote disability equality for the public sector).
- 4.5 The Contractor shall ensure that delivery of the Services reflects the Council's view as to what shall be necessary to secure compliance with equalities legislation and shall protect the equalities of users by promoting the Council's equalities and diversity culture through the exercise of care, skill and diligence in the delivery of the Services. Any decisions relating to equalities and diversity shall be referred to the Contract Manager for determination.
- 4.6 The Contractor shall notify the Contract Manager forthwith in writing as soon as it becomes aware of any investigation of or proceedings brought against the Contractor for discrimination, victimisation or harassment.
- 4.7 Where any investigation is conducted or proceedings are brought for discrimination, victimisation or harassment which arise directly or indirectly out of any act or omission of the Contractor, or Staff, and where there is a finding against the Contractor in such investigation or proceedings, the Contractor shall indemnify the Council with respect to all costs, charges and expenses (including legal and administrative expenses) arising out of or in connection with any such investigation or proceedings and such other financial redress to cover any

payment the Council may have been ordered or required to pay to a third party.

- 4.8 Where in connection with this Agreement the Contractor or Staff are required to carry out work on the Premises or alongside the Council's employees on any other premises, the Contractor shall comply with the Council's policies on equalities and diversity.
- 4.9 The Contractor shall set out its policy on equality and diversity:
- 4.9.1 in instructions to those concerned with recruitment, training and promotion;
 - 4.9.2 in documents available to Staff, recognised trade unions or other representative groups of Staff;
 - 4.9.3 in recruitment advertisements and other literature.
- 4.10 The Contractor shall observe as far as possible the Council's Procurement Equality Standard and the EHRC's Code of Practice on Services, Public Functions and any other codes of practice issued from time to time by the EHRC.
- 4.11 The Contractor shall provide such information as the Council may reasonably request for the purpose of assessing the Contractor's compliance with this Clause 4.
- 4.12 In the event that the Contractor enters into a subcontract in connection with this Contract, it shall impose obligations on its subcontractors in terms substantially similar to those imposed on it pursuant to this Clause 4.
- 4.13 The Contractor may from time to time be required by the Contract Manager to monitor its workforce's age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 4.14 Where the Contractor commits a breach of this Clause 4 which amounts to a failure to comply with equalities legislation, the provisions of Clause – 11.5.3 (breach/termination) shall apply.
- 4.15 The Contractor shall take all reasonable steps to secure the observance of this Clause 4, by the Staff employed in the execution of the Undertaking.

5. Safeguarding

5.1 Definitions

Regulated Activity: in relation to children shall have the same meaning as set out in Part 1 of Schedule 4 to the Safeguarding Vulnerable Groups Act 2006 and in relation to vulnerable adults shall have the same meaning as set out in Part 2 of Schedule 4 to the Safeguarding Vulnerable Groups Act 2006.

Regulated Activity Provider: shall have the same meaning as set out in section 6 of the Safeguarding Vulnerable Groups Act 2006.

5.2 The parties acknowledge that the Service Provider is a Regulated Activity Provider with ultimate responsibility for the management and control of the Regulated Activity provided under this agreement and for the purposes of the Safeguarding Vulnerable Groups Act 2006.

5.3 The Service Provider shall ensure that all individuals engaged in the provision of the Services are:

subject to a valid enhanced disclosure check undertaken through the Disclosure and Barring Service including a check against the adults' barred list or the children's barred list, as appropriate; and

The Service Provider shall monitor the level and validity of the checks under this clause 0 for each member of staff.

5.4 The Service Provider warrants that at all times for the purposes of this agreement it has no reason to believe that any person who is or will be employed or engaged by the Service Provider in the provision of the Services is barred from the activity in accordance with the provisions of the Safeguarding Vulnerable Groups Act 2006 and any regulations made thereunder, as amended from time to time.

5.5 The Service Provider shall immediately notify the Authority of any information that it reasonably requests to enable it to be satisfied that the obligations of this clause have been met.

5.6 The Service Provider shall refer information about any person carrying out the Services to the DBS where it removes permission for such person to carry out

the Services (or would have, if such person had not otherwise ceased to carry out the Services) because, in its opinion, such person has harmed or poses a risk of harm to any service users/children/vulnerable adults.

5.7 The Service Provider shall not employ or use the services of any person who is barred from, or whose previous conduct or records indicate that they would not be suitable to carry out Regulated Activity or who may otherwise present a risk to service users.

6. Freedom of Information

6.1 For the purposes of this Clause:

6.1.1 "FOI Legislation" means the Freedom of Information Act 2000 and all regulations made under it and the Environmental Information Regulations 2004 and any amendment or re-enactment of any of them, together with any guidance issued by the Information Commissioner, the Ministry of Justice or the Department for Environment Food and Rural Affairs (including in each case its successors or assigns) in relation to such legislation;

6.1.2 "Information" has the meaning given under Section 84 of the Freedom of Information Act 2000;

6.1.3 "Information Request" means a request for any Information under FOI Legislation;

6.1.4 "Commercially Sensitive Information" means the information listed in the Commercially Sensitive Information Schedule or notified to the Council in writing (prior to the commencement of this Contract) which has been clearly marked as Commercially Sensitive Information comprised of information:

- (a) which is provided by the Contractor to the Council in confidence for the period set out in that Schedule or notification; and/or
- (b) that constitutes a trade secret.

6.2 The Contractor acknowledges that the Council is subject to FOI Legislation and as part of the Council's duties under FOI Legislation, it may be required to

disclose information forming part of the Contract to anyone who makes a request. The Council has absolute discretion to apply or not to apply any exemptions under FOI Legislation.

- 6.3 The Contractor shall assist and co-operate with the Council (at the Contractor's expense) to enable the Council to comply with the information disclosure requirements under the FOI Legislation and in so doing will comply with any reasonable timescale notified to it by the Council.
- 6.4 The Council is committed to the Government's transparency agenda requiring the Council to publish on-line items of spend over £500 (five hundred pounds), including actual payments made to the Contractor, the Contractor's tender and the terms of this Contract (excluding Commercially Sensitive information).
- 6.5 The Council may, acting in accordance with the Secretary of State for Constitutional Affairs' Code of Practice on the discharge of public authorities' functions under Part 1 of the Freedom of Information Act 2000 (FOIA) (issued under section 45 of the FOIA, November 2004), be obliged under FOI Legislation to disclose information:
 - (a) without consulting with the Contractor, or
 - (b) following consultation with the Contractor and having taken its views into account.
- 6.6 The Contractor acknowledges that any lists or schedules provided by it outlining Commercially Sensitive Information are of indicative value only and that the Council may nevertheless be obliged to disclose Commercially Sensitive Information in accordance with Clauses 6.2. and 6.3.
- 6.7 Without prejudice to the generality of the foregoing, the Contractor shall and shall procure that its sub-contractors (if any) shall:
 - 6.7.1 transfer to the Authorised Officer (or such other person as may be notified by the Council to the Contractor) each Information Request relevant to the Contract or the Services that it or they (as the case may be) receive as soon as practicable and in any event within two working days of receiving such Information Request; and
 - 6.7.2 in relation to Information held by the Contractor or in its possession or

power, provide the Council with details about and/or copies of all such Information that the Council request and such details and/or copies shall be provided within five working days of a request from the Council (or such other period as the Council may reasonably specify), and in such forms as the Council may reasonably specify.

- 6.8 The Council shall be responsible for determining at its absolute discretion whether Information is exempt information under FOI Legislation and for determining what information will be disclosed in response to an Information Request in accordance with FOI Legislation. In no event shall the Contractor respond directly to an Information Request unless expressly authorised to do so by the Council.
- 6.9 The Contractor shall ensure that all Information produced in the course of the Contract or relating to the Contract is retained for disclosure and shall permit the Council to inspect such records as requested from time to time.

7. DATA PROTECTION

DEFINITIONS

Controller, Processor, Data Subject, Personal Data, Personal Data Breach, processing and appropriate technical and organisational measures: as defined in the Data Protection Legislation.

Data Protection Legislation: the UK Data Protection Legislation and any other European Union legislation relating to personal data and all other legislation and regulatory requirements in force from time to time which apply to a party relating to the use of Personal Data (including, without limitation, the privacy of electronic communications); and the guidance and codes of practice issued by the relevant data protection or supervisory authority and applicable to a party.

UK Data Protection Legislation: all applicable data protection and privacy legislation in force from time to time in the UK including the General Data Protection Regulation ((EU) 2016/679); the Data Protection Act 2018; the Privacy and Electronic Communications Directive 2002/58/EC (as updated by Directive 2009/136/EC) and the Privacy and Electronic Communications Regulations 2003 (SI 2003/2426) as amended.

- 7.1 Both parties will comply with all applicable requirements of the Data Protection Legislation. This clause 7.1 is in addition to, and does not relieve, remove or replace, a party's obligations or rights under the Data Protection Legislation. In this clause 7, **Applicable Laws** means (for so long as and to the extent that they apply to the

Supplier) the law of the European Union, the law of any member state of the European Union and/or Domestic UK Law; and **Domestic UK Law** means the UK Data Protection Legislation and any other law that applies in the UK.

- 7.2 The parties acknowledge that for the purposes of the Data Protection Legislation, the Local Authority is the Controller and the Supplier is the Processor.
- 7.3 Without prejudice to the generality of clause 7.1, the Local Authority will ensure that it has all necessary appropriate consents and notices in place to enable lawful transfer of the Personal Data to the Supplier for the duration and purposes of this agreement.
- 7.4 Without prejudice to the generality of clause 7.1, the Supplier shall, in relation to any Personal Data processed in connection with the performance by the Supplier of its obligations under this agreement:
- (a) process that Personal Data only on the documented written instructions of the Local Authority unless the Supplier is required by Applicable Laws to otherwise process that Personal Data. Where the Supplier is relying on Applicable Laws as the basis for processing Personal Data, the Supplier shall promptly notify the Local Authority of this before performing the processing required by the Applicable Laws unless those Applicable Laws prohibit the Supplier from so notifying the Local Authority;
 - (b) ensure that it has in place appropriate technical and organisational measures, reviewed and approved by the Local Authority, to protect against unauthorised or unlawful processing of Personal Data and against accidental loss or destruction of, or damage to, Personal Data, appropriate to the harm that might result from the unauthorised or unlawful processing or accidental loss, destruction or damage and the nature of the data to be protected, having regard to the state of technological development and the cost of implementing any measures (those measures may include, where appropriate, pseudonymising and encrypting Personal Data, ensuring confidentiality, integrity, availability and resilience of its systems and services, ensuring that availability of and access to Personal Data can be restored in a timely manner after an incident, and regularly assessing and evaluating the effectiveness of the technical and organisational measures adopted by it);
 - (c) ensure that all personnel who have access to and/or process Personal Data are obliged to keep the Personal Data confidential; and
 - (d) not transfer any Personal Data outside of the European Economic Area unless the prior written consent of the Local Authority has been obtained and the following conditions are fulfilled:
 - (i) the Local Authority or the Supplier has provided appropriate safeguards in relation to the transfer;
 - (ii) the data subject has enforceable rights and effective legal remedies;

- (iii) the Supplier complies with its obligations under the Data Protection Legislation by providing an adequate level of protection to any Personal Data that is transferred; and
 - (iv) the Supplier complies with reasonable instructions notified to it in advance by the Local Authority with respect to the processing of the Personal Data;
 - (e) assist the Local Authority, at the Local Authority's cost, in responding to any request from a Data Subject and in ensuring compliance with its obligations under the Data Protection Legislation with respect to security, breach notifications, impact assessments and consultations with supervisory authorities or regulators;
 - (f) notify the Local Authority without undue delay on becoming aware of a Personal Data Breach;
 - (g) at the written direction of the Local Authority, delete or return Personal Data and copies thereof to the Local Authority on termination of the agreement unless required by Applicable Law to store the Personal Data; and
 - (h) maintain complete and accurate records and information to demonstrate its compliance with this clause 7 and allow for audits by the Local Authority or the Local Authority's designated auditor and immediately inform the Local Authority if, in the opinion of the Supplier, an instruction infringes the Data Protection Legislation.
- 7.5 The Supplier shall indemnify the Local Authority against any losses, damages, cost or expenses incurred by the Authority arising from, or in connection with, any breach of the Supplier's obligations under this clause 7.
- 7.6 Where the Supplier intends to engage a sub-contractor and intends for that sub-contractor to process any Personal Data relating to this agreement, it shall:
- (a) notify the Local Authority in writing of the intended processing by the Sub-Contractor;
 - (b) Obtain prior written consent from the Local Authority to the processing; and
 - (c) Enter into a written agreement incorporating terms which are substantially similar to those set out in this clause 7.
- 7.7 Either party may, at any time on not less than 30 days' notice, revise this clause 7 by replacing it with any applicable controller to processor standard clauses or similar terms forming part of an applicable certification scheme (which shall apply when replaced by attachment to this agreement).

**JCT 2016 Measured Term Contract for
TV Aerial Systems Repairs & Maintenance**

2022-2027

Dover District Council



SECTION 2 – SPECIFICATION

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Specification Glossary

C

Contract – a legally binding agreement between parties to provide goods or services at an agreed price, usually in writing. Contracts must include offer, acceptance, consideration and be legally enforceable.

Contractor – An organisation or individual who has made an agreement to undertake works, supply goods or provide a service.

Contract Administrator – Housing Assets, Dover District Council

Council – The authority who are the employer of the contract

J

Joint Contracts Tribunal Measured Term Contract 2016 (with amendments) – The agreement issued

K

Key Performance Indicator (KPI) – Criterion that helps to measure service quality and Contractors contractual obligations

P

Policy – a set of statements which help individuals to make sound judgements based on legislation, legal terms and conditions and regulatory requirements

Procurement – the formal process of buying works and services

S

Specification – document that describes the service and the required outcomes

Staff – employees and workforce who carry out the service for the Contractor

W

Working days – Monday to Friday

2. Introduction

- 2.1 This document sets out the specification for the Contract of TV Aerials Maintenance and Repair Services for residents within the Dover District Council administrative area and should be read in conjunction with the Terms and Conditions of the contract. It is important for the Council to deliver a first class repairs service to its residents; having a continuous access to free pay television so the Contractor will ensure that resources are focused in the correct areas to deliver a responsive repairs service that meets and exceeds requirements.

3. Service Scope

- 3.1 This specification has been developed to articulate the service requirements including the types of tasks required; this list is neither exhaustive nor required in all cases. Maintenance, repair and renewal where necessary to all communal television aerial servicing the blocks listed at Annex 1. The Contractor will provide a day to day repair service to remedy any reports of faulty television signal from any communal aerial systems.
- 3.2 The Council is responsible for maintaining and repairing communal television aerials within the Dover District.
- 3.3 Pricing for the services will be calculated on accordance with the tendered Schedule of Rates.

4. Service Requirements

- 4.1 Every effort must be made to return the communal aerial system to service at the first visit. Accordingly, the Contractor shall ensure that sufficient van stock and typical spares are held in stock. If this is not possible and the aerial system remains out of service for more than one calendar day, the Contractor will inform the CA the same day.
- 4.2 Within the following three working days, the Contractor will submit an estimate for repair for approval by the CA whose approval shall not be unreasonably withheld, such that the repair can be completed within five working days from receipt of the order.
- 4.3 The Contractor may not proceed with any quoted repairs until the CA has given their written authorised to proceed.
- 4.4 The CA will work in collaboration with the appointed Contractor to deliver the contract. The CA will agree an effective monitoring system with the Contractor that may include post inspections up to 10% of completed repairs.
- 4.5 The service must be delivered to a high standard, on time and to budget. The CA is looking for a Contractor who can contribute to the repair and maintenance service by providing an effective, efficient service.
- 4.6 There may be some instances where the value of the repair works requires the CA to consult with affected leaseholders. In that regard, the contractor will be required to

produce 'before and after' photographic evidence of the work completed together with clear, timely breakdowns of costs to enable the CA to raise prompt and accurate invoices to those leaseholders.

5. Repair Priorities

- 5.1 The Contractor will be required to attend to site and complete the reported repair within 24 hours from the receipt of the CA's order.

6. Reporting Repairs

- 6.1 Repairs Orders will be issued to the Contractor by the CA. Residents will report repairs to the CA during business Hours (8am -5pm Mon- Fri). During Out of Hours the resident will contact the Contractor direct. The Contractor will inform the CA of the report the next working day. Note that residents are able to report and book appointments for repairs at the same time via the following methods:
- Telephone
 - Email
- 6.2 If a resident calls the Contact Centre to book more than one repair, each repair will be recorded on a separate order.

7. Workforce

- 7.1 The Contractor is expected to have a written recruitment and selection procedure which reflects equality and diversity policies. All roles within the contractor organisation must also have written job descriptions and person specifications and an equal opportunities policy for the recruitment
- 7.2 Staff must be supported to ensure appropriate skills are maintained in order to ensure that the highest level of qualified and competent staff are always available. Contractors will ensure: All staff are competent and trained to undertake the activities for which they are employed and responsible for identifying, diagnosing and repairing the fault to communal TV systems.
- 7.3 **Access** – The CA will provide the Contractor with contact and access details.

8. Working Hours

- 8.1 The works are to be carried out during normal working hours (Mon- Fri 8am -5pm) and in such a manner so as to cause the least disturbance or inconvenience to the occupants.

9. Scaffolding

- 9.1 It is a requirement of the Work at Height Regulations 2005 that unless a scaffold is assembled to a generally recognised standard configuration, eg NASC Technical Guidance TG20 for tube and fitting scaffolds or similar guidance from manufacturers of system scaffolds, the scaffold should be designed by bespoke calculation, by a competent person, to ensure it will have adequate strength, rigidity and stability while it

is erected, used and dismantled.

- 9.2 In the event the CA considers that scaffolding should be removed from the site, the Contractor will be given not less than five (5) Working Days written notice; such notice will specify the time and date by which the scaffold should be removed and the Contractor should remove such scaffolding accordingly. The obligation on the Council to pay any costs or charges to the Contractor in respect of scaffolding shall cease on the date of removal of the scaffolding specified in the notice.

10. Substitute Products

- 10.1 If the Contractor wishes to substitute products of different manufacture to those specified, details must be submitted with the tender giving reasons for each proposed substitution. Substitutions which have not been notified at tender stage may not be considered. Substitutions sanctioned by the CA will be subject to the verification requirements of clause A31/200.

11. Health And Safety At Work Act 1974:

- 11.1 The Contractor is to comply with the requirements/recommendations of the Health and Safety at Work Act 1974 and all other current Statutory Safety Acts and Regulations relating to the Construction Industry. The Contractor shall make due allowance in his tender for complying with all of the implications of these Acts and Regulations where applicable.

12. Clear away Materials

- 12.1 The Contractor shall ensure that all rubbish and materials that are not required shall be immediately removed from each property daily and not left in gardens.

13. Traffic Regulations

- 13.1 The contractor is to allow for complying with all Police and other traffic directions and regulations in respect of access to and exits from the site, unloading etc., in the public roads and keeping roads clear of mud and debris. He should acquaint himself with the parking restrictions on roads adjacent to the site and is to allow for conforming to such restrictions.

14 Dayworks

- 14.1 No daywork will be allowed except by written authority from the CA. If such authority is received, daywork vouchers shall be prepared and delivered to the CA. Daywork where allowed will be paid for on the basis of the Definition of Prime Cost of Dayworks carried out under a Building Contract (Edition current at date of tender). For the purposes of this contract, a skilled aerial operative will be regarded as an electrical technician.

15. Performance Monitoring and Management

- 15.1 The Council recognises that delivery of an effective repairs service requires that qualitative targets are measured monthly so the contract can continually improve. Key Performance Indicators (KPI's) and targets will be agreed with the Contractor and

reviewed annually. KPI's will be based on improving or maintaining the previous year's actual performance.

15.2 In the event that the Contractor consistently fails to meet agreed KPI's targets, the Council will discuss the issues and agree remedial actions with the contractor to return to the specified standard.

15.3 Pursuant to the remedies for non-performance in the contract, the Council may withhold all or some monies due until the work in default is made good.

15.4

Key performance Indicators	Target of Achievement
Emergency repairs on time	100%
Urgent repairs on time	98%
Routine repairs on time	100%
Jobs completed first visit	98%
Resident satisfaction with repair	100%

Preambles

1. P31 HOLES / CHASES / COVERS / SUPPORTS FOR SERVICES

10 HOLES, RECESSES AND CHASES IN MASONRY

- Locations: To maintain integrity of strength, stability and sound resistance of construction.
- Sizes: Minimum needed to accommodate services.
- Holes (maximum): 300 x 300 mm.
- Walls of hollow or cellular blocks: Do not chase.
- Walls of other materials:
- Vertical chases: No deeper than one third of single leaf thickness, excluding finishes.
- Horizontal or raking chases: No longer than 1 m. No deeper than one sixth of the single leaf thickness, excluding finishes.
- Chases and recesses: Do not set back to back. Offset by a clear distance at least equal to the wall thickness.
- Cutting: Do not cut until mortar is fully set. Cut carefully and neatly. Avoid spalling, cracking and other damage to surrounding structure.

20 NOTCHES AND HOLES IN STRUCTURAL TIMBER

- General: Avoid if possible.
- Sizes: Minimum needed to accommodate services.
- Position: Do not locate near knots or other defects.
- Notches and holes in same joist: Minimum 100 mm apart horizontally.
- Notches in joists: Locate at top. Form by sawing down to a drilled hole.
 - Depth (maximum): 0.25 x joist depth.
 - Distance from supports: Between 0.07 and 0.25 x span.
- Holes in joists: Locate on neutral axis.
 - Diameter (maximum): 0.25 x joist depth.
 - Centres (minimum): 3 x diameter of largest hole.
 - Distance from supports: Between 0.25 and 0.4 of span.
- Notches in roof rafters, struts and truss members: Not permitted.
- Holes in struts and columns: Locate on neutral axis.
 - Diameter (maximum): 0.25 x minimum width of member.
 - Centres (minimum): 3 x diameter of largest hole.
 - Distance from ends: Between 0.25 and 0.4 of span.

2. V90 ELECTRICAL INSTALLATION

16 SMALL POWER DESIGN

- Purpose: to provide power to communal aerial amplifiers and head end equipment.
- Small power outlets: Install to serve the building and its equipment.
- Room intake cupboard.
- Outlets: spur outlets.
- Fixed equipment: Install supplies.

20 PRODUCTS GENERALLY

- Standard: To BS 7671.
- CE Marking: Required.

23 CABLE TRAYS GENERALLY

- Manufacturer: to be specified.
- Product reference: to be specified.
- Accessories and fittings: Factory made of the same material type, pattern, finish and thickness as cable tray.

25 CONDUIT, TRUNKING AND DUCTING

- Standard: To BS 50086-1.
- Type: Suitable for location and use.

26 STEEL CONDUIT AND FITTINGS GENERALLY

- Standards: To BS 4568-1, BS EN 50086-1 and -2-1.
- Manufacturer: to be specified.
- Product reference: to be specified.

27 PVC CONDUIT AND FITTINGS GENERALLY

- Standards: To BS 4607-5, BS EN 50086-1 and -2-1.
- Manufacturer: to be specified.
- Product reference: to be specified.

30 CABLES

- Standard: BASEC certified.

35 PROTECTIVE CONDUCTORS

- Type: Cable conductors with yellow/ green sheath.

40 ELECTRICAL ACCESSORIES GENERALLY

- Standard: To BS EN 60669-1.
- Manufacturer: MLK.
- Product reference: to be specified.
- Finish: to be specified.

62 CONDUIT AND FITTINGS

- Fixing: Fix securely. Fix boxes independently of conduit.
- Location: Position vertically and horizontally in line with equipment served, and parallel with building lines. Locate where accessible.
- Jointing:
 - Number of joints: Minimize.
 - Lengths of conduit: Maximize.

- Cut ends: Remove burrs, and plug during building works.
- Movement joints in structure: Manufactured expansion coupling.
- Threaded steel conduits: Tightly screw to ensure electrical continuity, with no thread showing.
- Conduit connections to boxes and items of equipment, other than those with threaded entries: Earthing coupling/ male brass bush and protective conductor.
- Changes of direction: Site machine-formed bends, junction boxes and proprietary components. Do not use elbows or tees. Alternatively, use conduit boxes.
- Connections to boxes, trunking, equipment and accessories: Screwed couplings, adaptors, connectors and glands, with rubber bushes at open ends.

65 INSTALLING TRUNKING

- Positioning: Accurate with respect to equipment served, and parallel with other services and, where relevant, floor level and other building lines.
- Access: Provide space encompassing cable trunking to permit access for installing and maintaining cables.
- Jointing:
 - Number of joints: Minimize.
 - Lengths of conduit: Maximize.
 - Steel systems: Mechanical couplings. Do not weld. Fit a copper link at each joint to ensure electrical continuity.
- Movement: Fix securely. Restrain floor mounted systems during screeding.
- Junctions and changes of direction: Proprietary jointing units.
- Cable entries: Fit grommets, bushes or liners.
- Protection: Fit temporary blanking plates. Prevent ingress of screed and other extraneous materials.
- Service outlet units: Fit when cables are installed.

70 CABLE ROUTES

- Cables generally: Conceal wherever possible.
- Concealed cable runs to wall switches and outlets: Align vertically with the accessory.
- Exposed cable runs: Submit proposals.
- Orientation: Straight, vertical and/ or horizontal and parallel to walls.
- Distance from other services running parallel: 150 mm minimum.
- Heating pipes: Position cables below.

75 ELECTRICAL ACCESSORIES AND EQUIPMENT

- Location: Coordinate with other wall or ceiling mounted equipment.
- Positioning: Accurately and square to vertical and horizontal axes.
- Alignment: Align adjacent accessories on the same vertical or horizontal axis.
- Mounting heights (finished floor level to underside of equipment or accessory): to be agreed with CA.

78 FINAL CONNECTIONS

- Size: Determine.
- Cable: Heat resisting white flex.
- Length: Allow for equipment removal and maintenance.

85 LABELLING

- Identification and notices:
 - Standards: To BS 5499-5 and BS 5378-2.
 - Equipment: Label when a voltage exceeding 230 V is present.
- Distribution boards and consumer units: Card circuit chart within a reusable clear plastic cover. Fit to the inside of each unit. Include typed information identifying the outgoing circuit references, their device rating, cable type, size, circuit location and details. Label each outgoing way corresponding to the circuit chart.
- Sub-main cables: Label at both ends, with proprietary cable marker sleeves.

95 CLEANING

- Electrical equipment: Clean immediately before handover.
- Equipment not supplied but installed under the electrical works: Clean immediately before handover.

97 INSPECTION AND TESTING

- Standard: To BS 7671.
- Notice before commencing tests (minimum): 24 hours.
- Labels and signs: Fix securely before system is tested.
- Inspection and completion certificates: Submit.
 - Number of copies: 2.

3. W90 DIGITAL TV INSTALLATIONS

100 Services

The Services to be provided as a minimum are as follows:

Digital Terrestrial TV:	Multiplex 1
	Multiplex 2
	Multiplex A
	Multiplex B
	Multiplex C
	Multiplex D

Satellite Digital

All horizontal and vertical transmissions, from both low band and high band from the 28 degrees east orbital position in the transmission range from 10,700 Mhz - 12,750 Mhz.

FM and DAB Radio

The national and local services legally transmitted to the general area of the site

Codes of Practice

110 The systems must conform to the following Standards and Codes of Practice:

CENELEC BS EN 50083 all relevant parts
CENELEC BS EN 50117 for coaxial cables
CENELEC BS EN 60966 for connecting cables
BS 4662:1970 - Specification for boxes for the enclosure of electrical accessories
BS 5773:1955 - Specification for general requirements for electrical accessories
The Confederation of Aerials Industries Codes of Practice for Television Aerials and TV Systems
The requirements of the DTG book 3 in respect of the system for the Digital Terrestrial services (except to the extent that technical differences apply, when this Specification will over-ride DTG book 3)
IEE regulations (latest edition).

115 Signal Levels

The signal levels at each outlet position should be within the following limits:

Frequency	Band/Service	Min	Max
470-860 MHz	UHF/TV Digital	45dBuV	65dBuV
88-108 MHz	Band II FM Radio	54dBuV	72dBuV
	Band III DAB	65dBuV	45dBuV

120 Carrier to Noise Ratio

The Contractor must ensure that a minimum carrier to noise ratio is available at the outlet as follows:

Digital Terrestrial TV	26dB
Digital Satellite TV	9dB

125 Signal Levels

For each installation a signal level measurement shall be taken under normal operating conditions and recorded on a standard CAI reporting form/certificate.

130 Retuning of TVs, DVDs and Video Recorders

The contractor shall, on completion, check that all television, DVD and video recorders are tuned to the appropriate channels to allow for the best reception.

135 Availability

The Contractor shall familiarise himself with the site and local conditions and be satisfied that the services identified in the General requirements are available at each site location.

140 Site Tests

A site test shall be carried out to determine the quality and level of the available

signals. It is the responsibility of the Contractor to ensure that all the requirements are met. If any of the services prove not to be available for distribution, then the relevant authority should be notified immediately.

145 Cable Routes

All cable routes and equipment positions are to be agreed by the CA prior to the commencement of the work

150 Maintaining Existing Services

Where properties are provided with scaffolding a temporary aerial shall be installed to maintain existing services until the new installation is commissioned.

155 Materials

Materials used will be selected as to prevent electrolytic corrosion.

160 Aerials

UHF television, FM and DAB radio aerials are to be manufactured to current industry standards. Their installation must comply with CAI Code of Practice. The aerial support structure must be permanently connected to the building's Protective Multiple Earthing system. The aerial system must be capable of surviving wind speeds up to 100mph (160kph).

165 Satellite Dishes

Satellite dishes must be of a design able to survive wind speeds up to 100mph (160kph) and are of sufficient size to produce a carrier to noise ratio of 15dBat the head end of the transponders received. Dish mounts must be permanently connected to the building's Protective Multiple Earthing system.

170 Aerial Positions

The final position of aerials and satellite dishes must be agreed with the Contract Administrator (CA).

175 Coaxial Cable

Coaxial Cable will comply with BS 5425 and BS EN 50117 and typically constructed in the form of longitudinal applied copper tape and braid, a thread and tube, or even an additional tape bonded to the inner surface of the cable sheath. The sheath will be brown or black externally in colour and provide Ultra Violet (UV) protection.

185 Sockets

All socket outlets must be fully screened, surface or flush mount type having sockets for TV, Satellite and FM Radio.

190 Connections

All passive components must conform to BSEN 50083. The connectors for satellite IF components will be of the "f" type. All equipment used in an outside location

must be protected by inclusion within a weatherproof enclosure having a rating of IP65.

Fuse connection units shall be with neon, unswitched, with flex outlet and will comply with BS 1363 as manufactured by MK Electric Limited, Logic plus range.

195 **Weather Proof Enclosures**

All vandal/weather proof enclosures will have an International Protection (IP) rating of IP65.

200 **Material Standards**

All materials used must conform to EU and National Standards and installed to manufactures and relevant Codes of Practice.

205 **Equipment Manufacturers**

All amplifiers and distribution equipment should be manufactured to current industry standards.

210 **Equipment Selection**

The contractor should ensure that equipment selected and the installation are suitable for their intended purpose, taking into consideration sufficient de-rating for both the number of channels distributed and the number of amplifiers in cascade.

All equipment should have a nominal rating of 230Vac except where line powering of multi switches is required.

215 **Cable Trays**

Cable trays shall be medium duty galvanised complete with all appropriate bends, standoffs and fixing brackets for the location.

300 WORKMANSHIP

310 **Cable Runs**

All coaxial cable runs will be continuous lengths, joints will not be allowed. In selecting the cable, due regard shall be made to the signal levels available from the aerial/antenna/dish and the requirements of the receiver.

315 **Cable Connections**

Coaxial cable connections will be made in such a manner as to prevent the ingress of moisture to either the cable or the component to which it is connected. Cable terminations shall not be made except with a recognised type of coaxial connector, of the right impedance. Terminations will be mechanically and electrically sound, and braid clamps shall not be over-tightened so as to cause distortion of the cable. Connections shall be made in such a way as to prevent strain or pressure being exerted on to the cable or termination in any form.

320 **Cable Containment Trays**

Cable trays shall be used where cables cannot be appropriately clipped to the building structure. Cable shall not be left unsupported.

325 **Power Supply**

The circuit wiring required to serve system amplifiers shall consist of either single core cables drawn into galvanised steel conduit mechanically fixed to the building fabric or, Mineral Insulated Copper Conductor (MICC) cable with an overall covering of white PVC mechanically fixed to the building fabric. In all cases, the contractor will be responsible for the sizing and selection of cables. The power supply to the system amplifiers must originate from the Landlord electrical service within the electrical intake position of the building. The power supply must originate from a dedicated circuit protective device clearly marked and indicated with the electrical distribution board.

330 **Equipment Cabinets**

Both fused connection units and system amplifiers are to be installed within a vandal/weather proof enclosure appropriately sized to contain the equipment. The location and position of the enclosure must be agreed with CA.

335 **Conduit**

All wiring in communal areas will be enclosed within galvanised conduit/trunking. Cable containment systems are to be installed as per the manufacture instructions using bends, terminations and joints

340 **Safety**

The total system must be installed to comply with the requirements of all relevant Health and Safety legislation and the safety statement as issued by the CA1.

All relevant equipment must be Safety Earth Bonded in compliance with BS EN 50083. All co-axial outer connections must be permanently bonded to the building's PME. It is the responsibility of the Contractor and, in particular, the installing or servicing engineer, to ensure the system complies with all safety matters.

Practical Safety Earth Bonding should follow the procedure set out below, however the requirements of the CA1 statement noted above, give the technical requirements.

Incoming cables from antennas should be bonded across the outer sheath of all relevant co-axial cables prior to the input of the IF/RF amplifiers.

Drop Cables from Multiswitches to outlet plates should be bonded across the outer sheath of all drop cables.

All electrical and electronic devices should be bonded to each other by means of an earth tag. Incoming and outgoing earth cables should be fixed in such a manner that should the device be disconnected from the system, then the integrity of the earth is maintained. In general terms this would mean the earth cables being crimped together. Individual earth cables must not be wrapped around earth posts.

The system must be earthed via a minimum 4mm earth Cable, taking into account the CAI statement on Earth Bonding and the requirement to maintain no more than a 5 ohm loop resistance to the Building's PME. Where individual buildings share an installation, the earth must be connected to the relevant Building PME.

The external Aerial Mount should also be connected to the installations earth.

If a Lightning Protection System is installed on the given building, then the aerial mount should be connected to the protective strip by use of proper LPS equipment.

Annex 1

Property Address List

DOVER AREA 1			
No.	Property Address	Area	No Outlets
10 - 20	Adrian Street	Dover	6
1 - 14	Cornwall House	Dover	14
1 - 32	Windsor House	Dover	32
1 - 18	Edinburgh House	Dover	18
1 -16	York House	Dover	16
1 - 37	Lancaster Road	Dover	37
1 - 11	Crafford Street	Dover	6
1 - 55	Hewitt Road	Dover	27
20 - 25	Park Street Dover	Dover	6
4 - 15	Dour Street	Dover	12
1 - 34	Stembrook Court	Dover	34
1 - 24	Pencester Court	Dover	24
1 - 16	Godwyne Close	Dover	16
17 - 32	Godwyne Close	Dover	16
33 - 38	Godwyne Close	Dover	6
39 - 44	Godwyne Close	Dover	6
45 - 50	Godwyne Close	Dover	6
18 - 48	Leyburne Road	Dover	12
50 - 50	Leyburne Road	Dover	12
2 - 24	Harold Street	Dover	12
25 - 47	Harold Street	Dover	12
46- 62	Harold Street	Dover	8
49 - 71	Harold Street	Dover	12
73 - 95	Harold Street	Dover	12
37 - 59	Anselm Road	Dover	12
11 - 13A	Curzon Road	Dover	4
14 - 20	St. George's Crescent	Dover	4
22 - 28	St. George's Crescent	Dover	4
42 - 48	St. David's Avenue	Dover	4
50 - 56	St. David's Avenue	Dover	4
21 - 27	St. Giles Close	Dover	4
2 - 12	Shooters Hill	Dover	6
13 - 18	Shooters Hill	Dover	6
19 - 24	Shooters Hill	Dover	6
25 - 35	Shooters Hill	Dover	6
37 - 47	Shooters Hill	Dover	6
1 - 6	George Street	Dover	6
7 - 12	George Street	Dover	6
13 - 18	George Street	Dover	6
19 - 24	George Street	Dover	6
25 - 30	George Street	Dover	6
31 - 42	George Street	Dover	6
15 - 20	Erith Street	Dover	6
1 - 6	Herbert Street	Dover	6

2 - 24	Squires Way	Dover	12
41 - 59	Friars Way	Dover	11
19 - 39	Friars Way	Dover	11
99 - 119	Weavers Way	Dover	9
31 - 41	Sheridan Road	Dover	6
	Total		525

DOVER AREA 2			
No.	Property Address	Area	No Outlets
25 - 35	Colton Crescent	Dover	12
59 - 59	Colton Crescent	Dover	6
61 - 71	Colton Crescent	Dover	6
73 - 83	Colton Crescent	Dover	6
85 - 95	Colton Crescent	Dover	6
19 - 35	Fulbert Road	Dover	9
37 - 47	Fulbert Road	Dover	6
1 - 11	Hirst Close	Dover	6
12 - 23	Hirst Close	Dover	6
25 - 35	Hirst Close	Dover	6
30 - 40	Hirst Close	Dover	6
37 - 47	Hirst Close	Dover	6
42 - 52	Hirst Close	Dover	6
2 - 12	Peverall Road	Dover	6
14 - 24	Peverall Road	Dover	6
26 - 36	Peverall Road	Dover	6
38 - 48	Peverall Road	Dover	6
50 - 60	Peverall Road	Dover	6
10 - 26	Rokesley Road	Dover	9
45 - 55	Rokesley Road	Dover	6
57 - 67	Rokesley Road	Dover	6
96 - 71	Rokesley Road	Dover	6
	Sunny Corner, Old Folkestone Road	Dover	21
1 - 11	Crafford Street	Dover	6
1 - 25	St. Monica's, Folkestone Road	Dover	25
63 - 77	Douglas Road	Dover	8
72 - 76	Lowther Road	Dover	8
85 - 91	Lowther Road	Dover	8
1 - 24	Goschen Road	Dover	12
1 - 25	Goodfellow Way	Dover	19
1 - 12	Ladywell House	Dover	12
43 - 45B	Noah's Ark Road	Dover	6
	Total		269

DEAL AREA			
No.	Property Address	Area	No Outlets
1 - 8	Edgar House, Telegraph Road	Deal	8
1 - 20	Chapman House Telegraph Road	Deal	20
1 - 26	Pittock House Telegraph Road	Deal	26
1 - 8	Solomon House, Telegraph Road	Deal	8
1 - 20	Charles house, Freemans Way	Deal	20
38 - 55	St. Cecilia House, Poets Walk Walmer	Deal	14
1 - 18	Stuart House, Grace Walk	Deal	18
1 - 18	Windsor House, Grace Walk	Deal	18
1 - 12	Tudor House, Birdwood Avenue	Deal	12
1 - 30	St. Nicholas Close	Deal	30
69 - 107	St. Martin's Road	Deal	20
29 - 40	Leivers Road Deal	Deal	12
41 - 48	Leivers Road Deal	Deal	8
3 - 27	Stockdale Gardens	Deal	12
4 - 26	Stockdale Gardens	Deal	12
29 - 51	Stockdale Gardens	Deal	12
28 - 50	Stockdale Gardens	Deal	12
64 - 78	Stockdale Gardens	Deal	8
1 - 5	Lancaster House, Delane Road	Deal	5
1 - 24	Norman Tailyour House, Hope Road	Deal	18
1 - 5	Dane House, College Road	Deal	5
	Lambert House, Telegraph Road	Deal	21
	Total		319

RURAL			
No.	Property Address	Area	No Outlets
1 -19	Eastry Court	Aylesham	19
1 - 30	St. Nicholas House, Queens Road	Ash	30
2 - 37	Willmott Place	Eastry	36
26 - 40	Hazlewood Meadow	Sandwich	8
5 - 15	Jubilee Road	Sandwich	6
8 - 18	Jubilee Road	Sandwich	6
17 - 27	Jubilee Road	Sandwich	6
20 - 26	Jubilee Road	Sandwich	6
2 - 12	Honfleur Road	Sandwich	6
1 - 11	Honfleur Road	Sandwich	6
1 - 8	Creighton Flats	Sandwich	8
14 - 36	Templeside Flats	Temple Ewell	12
22 - 44	Queens Rise	Ringwould	12
19 - 23	Queens Rise	Ringwould	4
25 - 31	Queens Rise	Ringwould	4
	Total		173



Preliminaries

6 Year External Decoration and Repairs 2021 - 2027

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1. **Supplementary Preliminary Conditions to the Contract**

NOTE The Contract Administrator specifically requires the following preliminary clauses.

Should an ambiguity or inconsistency between the Preliminary Conditions or Contractual Documents arise, this must be brought to the attention of the Contract Administrator at the earliest opportunity that the issue came to light for the Contract Administrator to resolve. Where there is any inconsistency between this document and the SEC specification then this documents takes precedence.

Where required the Contractor will provide a warranty in accordance with the rates and specification on all work undertaken (except where a longer warranty would be appropriate for significant new works). If at any time during the period of the warranty, there is a failure in the works undertaken, the manufacturer / supplier of the given product will be required to make good the work within a maximum of 8 weeks from the time they receive notice of the defect. The Contractor will receive no additional payment for the making good of any works defects under the terms of the warranty. The warranty is to be provided in the name of the Client.

1.1 Measurements and costs to be included

The Contractor's attention is drawn to the fact that this is a self-measure contract and it is his responsibility to provide an accurate measured account for each order. This will be checked on site through sample post-inspections to verify the correct measurements are being used.

Examine these preliminaries, specification and all other documents referred to herein and allow for the costs of fulfilling all obligations and liabilities in connection thereto as a percentage on the price in the Schedule of Rates.

Upon request, the Contractor shall provide the Contract Administrator with detailed method statements and updates of the same, giving precise information as to how the requirements of these Contract Conditions will be met.

1.2 Inclusive service

The Contractor's tender is deemed to be fully inclusive of all costs required to undertake the Works including all labour, materials, sundries etc. and all costs associated with welfare and safe working practices and preliminaries, overheads & profits/attendance.

The Contractor shall provide such welfare and safety measures and amenities required by the nature and situation of the Works up to a suitable standard based on legislation, etc, for directly employed operatives, sub-contractors, tenants, leaseholders and any other third parties.

The Contractor shall provide for the performance of all incidental matters which may be inferred from the Specification, according to its true intent and meaning, in order to complete the Works.

1.3 Orders Priority Coding

Not Used

1.4 Additional Rates

If any work is instructed to be executed for which no tendered rate or price is contained in this contract, the value shall be based on the items therein closest with the description of such work, or as may be agreed with the CA. In the case works cannot be valued under specific items in the contract the Contractor will submit a price or prices for the CA's consideration.

New items of work (descriptions) and price shall be added to the Schedule of Rates for future use by mutual agreement of the Contractor and the CA.

Where additional items and rates are inserted into the document, these items and rates will be used within the contract with the same contract percentage adjustments.

1.5 Notices and Fees to Local Authorities and Public Undertaking

The Contractor shall allow for all fees, charges, rates and taxes legally demandable by an Act of Parliament or any regulation or bye-law of any local authority or statutory undertaking in respect of the works, including rates upon temporary buildings.

1.6 Cooperating with other contractors

The Contractor appointed is expected to co-operate fully with other Contractors appointed by the Council. When necessary the Contractor should liaise with other parties and co-ordinate works so as to ensure limited disturbance and disruption for the residents, no additional charge will be accepted for this provision.

With regard to external envelope works it is envisaged that as much work as possible is completed through this Contract. However, where other contractors are appointed by the Council to complete other works (such as, windows repairs) the Contractor shall allow the other contractors access and shall act as Principal Contractor under the CDM Regulations.

1.7 Asbestos

The contractor will be required to carry out any un-licenced asbestos works, however, the Client will appoint another contractor to undertake licenced asbestos works. If the Client requires the Contractor to manage any licensed asbestos removal works, the Contractor shall be paid for this in addition to the tendered rates.

The Contractor's attention is drawn to the Asbestos Licensing Regulations 1983 (amended 1998) or any other publications on this matter which he is to follow at all times. Where any work under this Contract involves the use and handling of asbestos, the provisions of the Control of Asbestos Regulations 2012 must be adhered to.

Where incidental asbestos is discovered or suspected, the Contractor shall notify the Contract Administrator immediately. The Contract Administrator will advise the Contractor by further instruction. Asbestos testing, labelling, encapsulation and removal will not generally be required under this Contract and is carried out by another contractor. The Contractor will, however, have to remove un-licenced asbestos containing materials (ACM's). If the Contractor has to deal with un-licenced ACM's, the Contractor is to submit method statements to the Contract Administrator for approval, and all affected operatives are to be suitably trained.

The contractor will be given access to the Client's asbestos register, detailing known or suspected locations of ACM's.

In order that the register may be updated, the Contractor shall promptly notify the Client in writing of any new asbestos materials discovered, or any asbestos materials found to have become seriously damaged and of any asbestos materials wholly removed from the property. Where a contractor is required to remove such materials, they are to inform the Client and provide full photographic documentary evidence of the identification, removal and reinstatement works necessary.

In this connection, the Contractor is reminded of his obligation to indemnify the Client against any expense, liability, loss, claim or proceedings, etc., in respect of personal injury to any person whomsoever and that the contraction of any industrial disease as a result of exposure to asbestos during the course of the work within this Contract will be deemed to be covered by that condition.

All operatives employed by the Contractor or sub-contractor must have attended Asbestos Awareness training and had refresher training within a twelve month period. Dover will provide asbestos register information prior to commencement of the contract. If the successful Contractor suspects asbestos products (ACM) exist then the Contractor must cease works immediately and inform the CA; all in accordance with the Council's Asbestos Policy and Procedure.

Any required Refurbishment & Demolition Asbestos surveys may be either raised as a direct instruction through the Council's term Asbestos Contractor or

otherwise, and only upon instruction from the CA. The Contractor may be asked to produce quote/quotes for this service and any subsequent required remedial works if not sufficiently covered within the priced Schedule of Rates.

A copy of Dover's Asbestos Policy is also attached as part of this tender package.

1.8 Resident Liaison Officer

The Contractor must include for a Resident Liaison Officer team (RLO) dedicated to this Contract within their tender rates. NB: This is to be a dedicated RLO function and is **NOT** to be part of, or, combined with any other role or function. This role is expected to provide excellent resident care for residents (e.g. organising appointments with residents; dealing with enquiries; complaints, etc.; obtaining resident satisfaction feedback, etc.). The RLO team will ensure that all residents are satisfied with the service provided during visits to their home.

The RLO function must be contactable at all times by phone and email during normal working hours and provide effective means of being contacted out-of-hours.

On completion and satisfactory commissioning of required works in each property, the RLO will be responsible for providing the Contract Administrator with a satisfaction questionnaire completed by the resident. The format and content will be agreed at the contract pre-start meeting.

The RLO function is to be a specific role with sufficient and dedicated resident liaison and technical abilities, preferably with online live project tracking and automated reminders for appointments and daily activities. The appointment of the RLO team is to be in conjunction with the cooperation of EKH and the appointment and/or tendering for this role is to be with the agreement of and in conjunction with the CA. The cost for this RLO function is to be fully included for within the contractor's SoR tendered/adjusted rates.

1.9 Emergency Call-Out Service

Not Used

1.10 Limitations of Emergency Call-Out Works

Not Used

1.11 Accounts for Emergency Call-Outs

Not Used

1.12 Programme of Works

An outline programme of works is to be provided as part of the Contractor's tender submission to show how delivery of the annual programmes of properties will be delivered within the given financial year.

Once work is due to commence for the years' work schedule the Contractor shall prepare the proposed programme, showing the sequence and timing of the principal parts of the Works, periods for planning and design and itemising any work which is excluded. This must be submitted at least two weeks prior to commencement on site. The submitted programme should reflect a position whereby a sensible number of properties are being worked upon any one time. This number should be agreed by the CA.

The contract shall commence in the Autumn of 2020. The selected Contractor shall survey each property for the following years' work between November and December and record sufficient information to determine the rate to be applied for the work. The Contractor shall submit this detail to the Contract Administrator to review at the end of each week during these two months. The Contract Administrator shall check the repairs and improvements on a weekly basis and discuss any areas of concern with the Contractor by mid-January annually so that the Council can send out leaseholder service charges in early February each year. This allows for the end of the consultation period to finish and be agreed with leaseholders by mid-March each year.

The Contractor shall allow in his tendered rates to survey the properties scheduled for the the following year's work, record the repairs and improvements to be undertaken. The Contractor shall allow in his tendered rates to assist the Council with any questions / observations by leaseholders. Work shall start mid-March each year and be completed by 31 October each year.

The works shall be undertaken over a 7 year term with the project estimated to start Spring 2021 and must be completed by no later than 31 March 2028. The budget for each financial year is to be utilised fully within that particular financial year.

The quality of works will be overseen by the Contractor.

1.13 Person in Charge

During working hours the Contractor is to keep available a competent Foreman/Supervisor, who shall be empowered to receive and act upon any instructions given by the Contract Administrator.

The Contractor shall ensure that a Supervisor in his employ agreed by the Contract Administrator will personally receive telephone calls whenever the Contractor's office is closed to enable compliance with the Contractor's obligations

under the Contract. In order to give effect to this provision, the Contractor shall ensure that all calls and messages are directed to the Supervisor instantaneously when the office closes (if the Supervisor operates from an alternative location) and similarly there shall be no break in cover when the service reverts to the office each morning. The Supervisor shall use a terrestrial line on the public network at all times, and not a mobile or radio telephone for the receipt of calls from the Contract Administrator. Telephone answering services or answering and recording machines will not be acceptable in any instances.

The Contractor shall provide and maintain mobile phones or other means of communication between his Supervisor and workmen.

1.14 ICT, Sequence of Work or Other Restriction

The Contractor will be responsible for providing and maintaining information technology equipment and the Contractor will allow for the provision of stationery to them. The Contractor will be required to allow for connection to the Council's Northgate system and provide interfaces to the Council's specification to receive and input information; works orders; and other procedures appropriate to this contract. To this, the Contractor will be responsible in providing and maintaining a permanent dedicated phone link line to the Council's system. The Council will provide input in order to assist with the appropriate connections to the Council's systems.

Details of the Northgate system and interfaces required can be obtained from the Contract Administrator. Currently this consists of works orders raised, variations, extensions of time, comments and completion of works. The Contractor shall assist in developing further interfaces as deemed necessary at no cost to the Contract Administrator or the Council.

Where the electronic passage of tickets is temporarily suspended works orders will be emailed four to five times a day but if this fails for any reason the Contractor must allow for the daily collection of tickets from Whitfield Offices at no cost to the Contract Administrator or the Council.

Notwithstanding any requirements of the Contract for payment requests where possible, the Contract Administrator will allow for the submission electronically of valuations and variations to the Contract Administrator, ie. Excel Spreadsheet via e-mail, unless the Internet is down.

The Contractor will be paid only on those completed orders with adequate measurement and against a detailed account properly submitted in accordance with the Specification. All necessary information to justify accounts must be supplied if required. The Contractor will be expected to submit invoices and to self-measure the work.

Orders which are submitted by the Contractor without the required information

shall be excluded from valuations.

The Contractor will supply weekly a list of orders completed during the previous week together with completion dates.

The Contractor will be required to make provision for contacting his supervisor / foreman at any time during working hours so that urgent work can be passed out if necessary.

The Contractor will provide, on a monthly basis, with his request for payment, the following:-

- (a) A list of all orders completed and their dates in sequential order. If any orders have not been completed within the agreed period the reason for the delay shall be stated, together with a request for an extension if appropriate.
- (b) A summary list (based on (a) above) showing the work and its value carried to a monthly total.
- (c) Orders returned, costed on the Schedule of Rates basis with references and dated, with an explanation of the work involved and the date work was completed.
- (d) Daywork returns, in accordance with the contract, where appropriate.
- (e) Copies of all invoices for materials or specialist items of work which are not included in the Schedule of Rates.
- (f) The Contractor will be required to return orders fully costed within 2 weeks of the completion date. If this is not possible due to delays in invoices etc, the Contractor must submit a reasonable estimate of the cost within the same time period.

Requests for extension of time should be received immediately such extension becomes apparent and contain sufficient explanation to ensure clarity. A revised date will be requested and, if approved by the Contract Administrator, will be the revised date. The Contract Administrator may substitute a different date if in his opinion the request is unreasonable.

The Contractor shall notify the Contract Administrator of the time of completion of emergency or call-out work, on the next available normal working day.

The Contractor shall provide the Contract Administrator with a fully priced works order within 10 working days of completion of the work on site. If the order is not priced within this time frame the Contract Administrator may determine the value of the work, inform the Contractor and add the order to the next valuation. Any costs involved in the Contract Administrator completing these tasks, over and

above the time normally devoted to this contract, may be deducted from any amounts due to the Contractor, or recovered as a debt.

The Contractor shall sign off all completed work on the Council's Northgate system for the order concerned within 2 working days of the work being completed on site. If work is completed 3 or more working days after work is completed on site, the Contract Administrator may discuss this with the Contractor regarding action to be taken. Continuous breaches of this requirement may result in work being passed to another Contractor and any extra cost incurred by the Contract Administrator or the Council may be deducted from any amounts due to the Contractor, or recovered as a debt.

It is the intention of the Contract Administrator that all the Contractor's operatives shall have the use of handheld devices. It is intended that variation requests, requests for extensions of time and completion of work orders will be done via handheld devices. Therefore, order completions shall be completed as soon as the work is completed, variations applied for on the day they arise and extensions of time applied for immediately delay is recognised. It is also intended that these devices will be used for the Contractor's Operatives to receive appointments with residents. The Contractor shall allow for this in his tendered rates.

1.15 Data capture

Not Used

1.16 Parking Restrictions

It is brought to the Contractor's attention that restricted parking operates within the Dover District Council boundary. This contract does not impart any authority to exclude the Contractor from these restrictions. Any fines or penalties imposed on the Contractor during his carrying out of duties required under this Contractor shall be borne by him at his own cost. Authorised Parking Permits to various car parking areas may be obtained by the Contractor, at his own cost, from Dover District Council, Parking Services, located at the Whitfield Council Offices Dover.

1.17 Adjoining Owners' Property

Take reasonable precautions to prevent workmen, including those employed by Sub-Contractors from trespassing on adjoining owner's property and any part of the premises which are not affected by the Works.

1.18 Working Hours

Normal working hours shall be between 08:00 hours and 18:00 hours, Monday to Friday inclusive. The Contractor, however, will be expected to accommodate the

minority of residents that may not be available during these times at no extra cost. Overtime shall not be worked by operatives on the site without the prior express permission in writing from the Contract Administrator.

It is the Council's intention that calls from our residents received from 08:00 to 18:00 (inclusive) will be dealt with as between office hours. Calls outside of these times will be covered under the emergency call-out service.

1.19 Occupied Premises

Where work is done in occupied premises the Contractor shall take all reasonable care to avoid damaging the property or contents and shall make good all damage which arises from his work.

The works shall be carried out wherever possible to cause the least disturbance or inconvenience to the Resident. The Contractor shall avoid disturbance to Residents who are shift-workers and shall arrange for work to be carried out at a mutually agreed convenient time.

Properties must remain fit for occupation overnight and during adverse weather conditions, and must be left secure and weather tight during non-working hours with any necessary temporary coverings, etc.

Work is to be so arranged where practicable to avoid the necessity for any temporary coverings for weatherproofing at weekends and holiday periods, by ensuring that any works started prior to such periods, are as regards weather tightness, fully completed.

Where it is necessary to remove windows and/or doors for repair or renewal, the work shall be carried out as rapidly as possible in each individual house once it has commenced. Under no circumstances are any properties to be left unsecured overnight.

Provide all necessary tarpaulins and other means of covering up of the works for protection against inclement weather. Similarly provide all weather protection to openings while work is in progress to prevent any damage to property.

No opened floor is to be left open unattended.

1.20 Protection of Tenants' and Leaseholders' Furniture and Fittings

The Contractor shall be responsible for moving and replacing any furniture, fittings, carpet/vinyl floor covering etc., where necessary for the execution of the Works. The Contractor should request the tenant and leaseholder to remove small items of value and to empty kitchen cupboards (if relevant). The Contractor shall properly cover such items with clean and adequately sized dust sheets and protect

them from dirt and splashes and at completion of the Works, replace and refit all such furniture, fittings, carpet/vinyl floor covering, or the like in their original positions, to the tenant's or leaseholder's satisfaction.

The Contractor shall agree the extent of the removal and the conditions of such furniture, fittings and carpet/vinyl floor covering with the tenant or leaseholder before commencing the Works. Failure to agree the extent of removal and condition is to be reported to the Contract Administrator. The Contractor is advised to take photographic evidence of conditions of furniture, fittings and floor coverings where likely to be affected by the Works.

The Contractor shall be responsible for the proper disconnection and subsequent reconnection of any appliance where necessary for the execution of the Works. If any white goods such as washing machines, fridges, cookers, etc. are to be removed in the course of the work then the Contractor must obtain in writing a disclaimer signed by the tenant or leaseholder relinquishing all responsibility from subsequent damage. Fridges and freezers are to be provided with a continuous power supply. The Contractor is to ensure all such fittings are working prior to moving them.

The Contractor shall allow for employing, as necessary, specialists to take up and relay all carpets or vinyl disturbed during the execution of the Works. The Contractor is not responsible for lifting and relaying the tenant's or leaseholder's own laminate or tiled flooring.

The Contractor shall allow for employing, as necessary specialists to retune or re-align any TV, radio and other aerials, telephone cables etc., belonging to the occupier that may be disturbed during the execution of the Works. Please note that this excludes satellite dishes, although the contractor will be required to provide adequate protection for such dishes during the works.

At the end of each day, the Contractor shall replace all loose furniture or fittings, etc., which will be required for use by the tenant or leaseholder during the period before commencement of further work.

Any claims for damage to any tenant's or leaseholder's property are to be settled directly between the tenant or leaseholder and the Contractor although the Client may advise the tenant or leaseholder as to the method and procedure for submitting any initial claim.

1.21 Maintaining Tenants' and Leaseholders' Facilities

The cost of any temporary facilities is included in the tendered rates.

The Contractor is to ensure that at the end of each day's work, each occupied dwelling shall be left with heating, running hot and cold water, adequate flushing toilet facilities (chemical closets are not permitted except where specifically

authorised by the Contract Administrator, in which circumstances the Contractor will be expected to keep in serviceable order), lighting and power, television (excluding satellite reception) and cooking facilities. The Contractor must provide each tenant or leaseholder with 2 Nr 3kW electric heaters during the period in which the normal heating system is inoperable, and for emergency purposes only the Contractor shall also make available 1 Nr electric two ring cooker. Whenever possible, the maintenance of service is to be achieved by the continued use of the existing services until such time as the new services are installed and ready for use. If temporary services are necessary, they must be adequate for their intended use and be approved by the Contract Administrator. Television (excluding satellite) services must be maintained either by permanent external aerials or temporary room aerials.

The Contractor is to allow for co-ordinating with BT (or similar) for any temporary disconnection or re-connection resulting from the Works. The Contractor's rates are deemed to include for any costs arising.

1.22 Construction (Design and Management) Regulations

The Contractor shall allow in his tender for complying with the Construction (Design and Management) Regulations on any orders which the Contract Administrator has notified him of at the time of issue as being subject to the Regulations.

The project consists of a range of work which is construction work as defined in the Construction (Design and Management) Regulations 2015 and is therefore subject to Parts 1, 2, 4 and 5 of the regulations, whether notifiable or not. Some Orders may also involve work that would be notifiable under part 3 of the Regulations.

In order to achieve a consistent approach to the design, planning, execution and management of the project, the Client will treat the whole of the work to be ordered under contract as the Project for CDM purposes. The Project is notifiable and the whole of the CDM Regulations shall apply to all work.

The Contractor shall be appointed as Principal Contractor and shall perform all of the duties required of a Principal Contractor by the CDM Regulations.

The Client and the Contractor shall develop the management processes outlined in the Pre-Construction Information and the Contractor shall prepare a Construction Phase Plan for the planning and management of the work. No work shall commence until a suitable Construction Phase Plan has been prepared, has been reviewed by the CDM Principal Designer and has been agreed by the Client.

The Contractor shall carry out and complete the pre-construction planning for each Order in accordance with the Construction Phase Plan before starting work on that Order. Where necessary this shall include consulting the Client and CDM

Principal Designer.

The Client shall provide Pre-Construction Information to the Contractor in accordance with the CDM regulations and as described in each contract specific Pre-Construction Information Pack. With particular attention given to pre-inspection, information on asbestos, vulnerable tenants and leaseholders and potentially aggressive tenants and leaseholders.

The employer provide the contractor with access to an asbestos portal which will indicate known risks that are present.

The Contractor must allow and plan for a method of passing this onto operatives and assessing the risk individually of such orders.

The Contractor shall compile the Health and Safety File and shall update it on an Order-by-Order basis as work is completed. The CDM Principal Designer shall review the File and the Contractor shall amend the file if required by the CDM Principal Designer. The File shall contain the information required by the CDM Regulations and described in the Pre-Construction Information.

As part of the management process to monitor, review, audit and update the Construction Phase Plan the Contractor shall undertake regular Health and Safety audits of the work, at intervals not exceeding one month. Copies of audit reports shall be given promptly to the Client as the CDM Principal Designer, together with copies of records of any action taken to correct any shortcomings identified by the audits.

1.23 Access Procedure

The Contractor shall be responsible for making arrangements directly with the resident concerned to gain access. This should be arranged via the Resident Liaison Officer team. For planned works this shall include the Contractor sending out a letter two weeks before the work is due to start with details of the name of the Contractor, a brief description of the works, the name and contact details of the Person in Charge and how long the work is due to take. The Council will provide additional details to be included with the access letter. The Contractor's access letter shall be agreed at the pre-contract meeting.

In the event of continued access to a specific property not being possible or appointments not being kept, this shall be referred back to the RLO/CA.

No payment will be made to the Contractor for abortive (no access) calls.

No claim from the Contractor for unproductive time shall be allowed for visits to occupied premises outside the Council's normal working hours. The Contractor is to ensure that visits are arranged with the Contractor in such a manner that abortive visits of this nature are avoided.

Where the Contractor is specifically instructed to collect keys to obtain access to locked premises, he shall collect and return the keys on completion of the work. No allowance for unproductive time shall be paid.

If on the first visit to an occupied property for access, if it cannot be gained a "No Access" card shall be left requesting the Resident to contact the Contractor to arrange a convenient time to carry out the works. This card shall provide the following information:

- Company Name;
- Contact Number;
- Date and Time Called;
- Brief description fault/reason for visit.

The Contractor shall inform the Contract Administrator no later than the following working day that a "No Access" card has been left. If the Contractor is still unable to gain access by the Specified Completion Date he shall forthwith inform the Contract Administrator and not later than five days after the said date, return the Order clearly marked "No Access". Providing that the Contract Administrator is satisfied that the Contractor has taken all reasonable action to gain access, the work will be re-arranged if the resident re-arranges work. Some work, such as, urgent remedial electrical work that is needed on safety reasons will not be cancelled and the Contract Administrator will seek to enforce access if the above procedures have been followed and access is still refused.

The Contractor shall make allowance in his tender for "No Access" jobs, as no payment shall be made for the same.

The Contractor shall allow for preparing and producing for the Contract Administrator's approval, the "No Access" cards.

1.24 Appointments with Residents

Not Used

1.25 Void Works

Not Used

1.26 Complaints

In the event of any complaint arising for the works, the Contractor shall co-operate in any investigations conducted by the Employer and/or the Ombudsman, and shall provide all relevant information and documentation upon request.

1.27 Resident Instructions/Requests

Should the Contractor be requested by the Resident to change, alter or modify in any way the Contract Administrator's instructions, the Contractor shall forthwith refer to the Contract Administrator and obtain his further instructions before proceeding. No payment shall be made for work carried out other than under the Contract Administrator's instructions.

Where the Resident reports a defect or a need for any repair not relating to an Order, or to the Works in hand, the Contractor shall refer the Resident forthwith to the Contract Administrator's Office and to the DDC booklet entitled "Tenants Guide", which gives instructions to tenants on how to report repairs. The Contractor shall decline to convey to the Council or Contract Administrator any request of a Resident for repairs which are unrelated to Orders or prospective Variations, and he shall take no details of any such repair attempted by the Resident to be reported to him, or any of his employees, operatives or sub-contractors. The Contractor shall not act as the Council's or Contract Administrator's agent in respect of reporting repairs which are unrelated to the work in hand, and he will assist Residents by referring them directly to the Contract Administrator.

1.28 Site Meetings

The Contractor shall be required to attend a monthly site meeting with the Contract Administrator. The location of the meeting may be the Contract Administrator's Office at Whitfield or such other places as may be decided by the Contract Administrator. The Contractor's Contracts Manager shall be required to attend all site meetings, as requested by the Contract Administrator.

1.29 Parts

Not Used

1.30 Daily Updates

The Contractor is required to provide updates on order completions, variations and extensions of time applications in an electronic format each working day. This can include emailing of updates or interfaces where implemented.

1.31 Electrical Test and Reports

Not Used

1.32 Attendance Charge

Not Used

1.33 Maintenance of Public Roads

The Contractor shall make good all damage to public roads, kerbs and footpaths, lawns etc. occasioned by heavy traffic, delivery of materials and building operations generally to the reasonable satisfaction of the Contract Administrator and the Council.

1.34 Existing Mains and Services

The Contractor shall maintain during the progress of the works, the existing drainage system, water, gas, sewers, electric TV, and other services and is to make arrangements for their continuance and take all necessary steps to protect and prevent damage to them. Should any mains, services ducts or lines be found to be in the way of new works, or require any attention, the Contractor is to seek instructions from the Contract Administrator.

Where it is necessary to interrupt any mains or services for the purpose of making either temporary or permanent connections or disconnections, prior written permission shall be obtained from the Contract Administrator and where appropriate from the local authority or public undertaking and the duration of any interruption kept to a minimum.

1.35 Water for the Works

The Contractor shall provide all water required for use in the works, by him or by his Sub-Contractors, together with any temporary plumbing, standpipes, storage tanks and the like, and remove on completion. He shall pay all fees and charges in connection therewith and make good all work disturbed.

1.36 Lighting and Power for the Works

The Contractor shall provide all artificial lighting and power for the works, including that required by Sub-Contractors, together with any temporary wiring, switchboards, distribution boards, poles, brackets, etc. and remove same on completion, and pay all fees and charges in connection therewith and make good all work disturbed.

The Contractor should particularly note that electricity from Council dwellings will not be available for the works.

1.37 Clothing

The Contractors operatives, including Sub-Contractors, will be provided with and wear appropriate clothing/overalls for the works at all times, including protective clothing as necessary. Clothing/overalls will clearly display the name of the company carrying out the works.

1.38 Materials, Labour and Plant

The Contractor shall provide all materials (unless specifically supplied by the Council), labour and plant and all carriage, freightage, implements, tools and whatever else may be required for the proper and efficient execution and completion of the work. All materials are to be new unless otherwise specified.

1.39 Samples and Standards of Materials

The Contractor shall allow for obtaining samples of materials as required by the Contract Administrator. Such samples to be approved by the Contract Administrator before use or application in the works. All material subsequently used in the works is to be of equal quality in all respects to the approved sample.

1.40 Manufacturer's Recommendations

Means the manufacturer's recommendations or instructions, printed or in writing current at the date of tender.

1.41 Proprietary Names

The phrase 'or other approved' is to be deemed included whenever products are specified by proprietary name.

1.42 Safeguarding the Works Materials and Plant against Damage and Theft

The Contractor shall provide for all necessary watching and lighting and care of the whole works from weather or other damage. All materials on site shall be protected from damage or loss.

1.43 Traffic and Police Regulations

All traffic and police regulations particularly relating to unloading and loading of vehicles must be complied with and all permits properly obtained in due time for

the works.

1.44 Security Precautions

The Contractor is to allow for any security precautions that may become necessary in relation to the adjoining properties during the course of the works and is to allow for adequate measures to prevent access from scaffolding or similar means.

1.45 Trespass and Nuisance

All reasonable means shall be used to avoid inconveniencing adjoining owners and occupiers. No workmen employed on the works shall be allowed to trespass upon adjoining properties. If the execution of the works requires that workmen must enter upon adjoining property, the necessary permission shall be first obtained by the Contractor.

1.46 Control of Noise and Nuisance

Ensure that all measures are taken to control noise levels in accordance with the Control of Pollution Act 1974, the Control of Noise (Code of Practice for Construction Sites) Order 1975 and BS 5228.

The Contractor shall not obstruct any public way or otherwise permit to be done anything which may amount to a nuisance or annoyance, and shall not interfere with any right of way or light to adjoining property.

1.47 Protecting, Drying and Cleaning

The Contractor shall protect all work and materials on site, including that of Sub-Contractors, during frosty or inclement weather.

The Contractor shall protect all parts of existing buildings which are to remain and make good any damage howsoever caused.

The Contractor is to protect the adjoining properties by screens, hoardings or any other means to prevent damage or nuisance caused by the works.

The Contractor is to dry out the works as necessary to facilitate the progress and satisfactory completion of the works.

Protect and preserve all trees and shrubs except those to be removed.

Treat or replace any trees or shrubs damaged or removed without approval.

Clean the works thoroughly removing all splashes, deposits, rubbish and surplus materials.

1.48 Contractor's Personnel Qualifications And Skills Certification

Pursuant to the Contract Administrator's quality strategy and duty under the Health and Safety regulations to satisfy himself as to the competency of the Contractor, the latter shall, before entering into the contract and prior to any changes during the contract, submit for the Contract Administrator's approval details in writing of the names, functions and qualifications of all operatives intended to be employed in the works, including those of the person-in-charge and of Sub-Contractors and all others proposed to be employed directly or indirectly on or off site by the Contractor in the works. The Contract Administrator shall notify the Contractor expressly and in writing the names of all those individuals approved to be employed in the works. No operative or person-in-charge whose qualifications are not so expressly approved shall be employed in the works.

All site operatives shall be CSCS Registered or a member of a relevant trade organisation.

1.49 Contract Period Extension - Insurances

Not Used

1.50 Handover

Upon completion of testing and remedial works of each property, certification and reports are to be supplied in accordance with the Specification. The Order will not be complete until all certification is supplied.

1.51 Scaffolding/Hoarding etc

Costs for any scaffold/hoarding etc. are to be agreed with the Contract Administrator in advance of the work being undertaken using the rates set out in the Tender.

Access arrangements to be used will be arranged and agreed with the CA, prior to works being undertaken.

Any access scaffold and protection is to be properly designed and allowances made for adequate fluing of appliances. The Contractor will be required to do a full risk assessment and provide method statements prior to erecting scaffolding which are to be approved by the Contract Administrator and CDM Principal Designer. Scaffold rates are deemed to include for netting, brick guards, etc, as

necessary.

The Contractor shall be responsible for the placing and rigging of the equipment, which shall be carried out to avoid any damage occurring to the building, and subject to the approval of the Contract Administrator.

The Contractor's attention is drawn to statutory restrictions (Highways Act 1980, sections 131, 171, 172 and 178) relating to erection of a hoarding or scaffolding on a pavement or highway.

Where the operations require that the Contractor or sub-contractor provides a hoist for the movement of materials, such operations shall comply with the requirements of the Construction (Health, Safety and Welfare) Regulations 1996. Attention is drawn to the Health and Safety Executive Guidance Note PM27 Construction Hoists.

The rates include for the delivery, unloading, erection, maintaining, dismantling and clearing away of scaffold and any costs associated therewith.

The Contractor shall allow the free use of any standing scaffolding or platforms to all authorised employees of the Client and employees of any other contractor employed by the Client for the purpose of carrying out inspections and associated works.

Steel scaffolding will be painted or galvanised and kept free from rust. If any marks or damage are caused by rust from the scaffolding, the Contractor will be responsible for executing at the Contractor's own expense all necessary remedial measures required by the Contract Administrator. All scaffolding is to be fully enclosed using mesh to a height of 4 metres (2 metres on houses) to prevent it from being improperly accessed.

Ladders shall be used in accordance with current safe working practices and must be removed from the Works or rendered inaccessible at the end of each days' work, and all other plant and scaffolding works, both complete and incomplete, left in a safe and secure manner. At all times the Contractor shall ensure that the dwellings and buildings remain in a stable and safe state.

1.52 Code of Conduct on site

Let residents and the RLO know if you're going to be late arriving or unable to attend that day. Do this as soon you can. This gives them the opportunity to select an alternative appointment.

Make sure your power tools are fully charged or charging. If on the rare occasion they're not, ask permission if you need to use gas, water and electrical supplies. Where the resident gives permission, be clear how you will repay the cost to the resident and agree the amount. The same principles apply to the use of a

resident's phone or internet facility Always ask permission before you use the resident's bathroom or kitchen facilities. Where there is a risk of damage to, for example, plants or fencing, tell the resident before works starts.

Drive carefully in and around our neighbourhoods; park considerately, not causing damage to grass verges, or causing an obstruction.

Arriving at the door:

- Introduce yourself stating:
 - Your name;
 - Your Company Name;
 - An outline of what you've come to do;
 - Show your formal identification badge to the resident before entering the home. Let the Resident know if you're a trainee. (Trainees must always be supervised on site);
 - Explain clearly what the work will involve, which rooms you'll go in, what they need to do to help you, and how long it will take.

The following behaviours will not be accepted by the Contract Administrator:

- Language the resident finds abusive or offensive;
- Behaviour the resident finds rude, obstructive, unhelpful or aggressive;
- Criticising another's workmanship;
- Playing loud music;
- Using of the resident's equipment, e.g. kettle or microwave (unless offered);
- Harassment of any kind – this includes over-familiarity, sexist behaviour, derogatory or racist comments, intimidation of any kind;
- Insensitivity towards disability, vulnerability or specific needs;
- Asking questions not relevant to completing the task;
- Smoking at any time while working on site;
- Working under the influence of alcohol or drugs;
- Excessive use of mobile phone for personal reasons;
- Carelessness with sharp tools, electrical equipment or toxic substances;
- Don't trespass onto neighbouring property to complete repairs. You must first get permission from the adjoining owner or resident of that property.

On the Job: Security and Safety of the Home

- You're responsible for security where the resident leaves you on site alone;
- Do not leave doors and windows open unnecessarily: this is a security issue but it also causes draughts;
- If, during work, the condition of the property becomes dangerous, you must immediately inform:
 - The resident and or his/her family;
 - The Contract Administrator;
- Pay particular attention to the safety of young children, the elderly and disabled. This duty of care extends to all persons likely to be affected

(i.e. residents, visitors, neighbours, the general public, etc.).

On the Job: Overnight

- You must leave the property, inside and out, tidy and safe overnight;
- You must remove surplus materials and rubbish regularly, preferably daily;
- You must stack ladders away securely and clear away all tools;
- Reconnect and test all services so that they're left working normally for the resident;
- There should be no ingress of wind or water;
Before leaving, give the resident your company's emergency phone number.

Appendix 1 – KPIs and Targets

The KPIs and Targets shall comprise:

	<u>Key Performance Indicators</u>	<u>Target</u>
1.	Residents satisfaction survey response success rate (surveys completed as a percentage of total jobs that can be surveyed).	15%
2.	Residents satisfaction (percentage satisfied from total surveys completed).	96%

Appendix A



Dover District Council

Preliminaries

For

Repointing and Associated Repairs Contract

November 2023

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GLOSSARY OF TERMS

Personnel

- DDC Dover District Council
CA Contract Administrator
RLO Resident Liaison Officer

Abbreviations

- UK United Kingdom
ACM Asbestos Containing Materials
BST British Summer Time

References and Related Legislation

- BSI British Standards Institution – The national standards body of the United Kingdom
DBS Disclosure and Barring Service
IET Regulations for Electrical Installations

1.0 Service Provision.

The works are for a two-year contract with the anticipate start date 1st April 2024, and the anticipated value of the contract is £400,000, £200,000 in budget year 2024/25 and £200,000 in budget year 2025/26. The contract will be JCT MTC 2016 with Council Amendments.

The Contractor is responsible for carrying out repointing and associated repair works to the external walls of individual Council owned properties including houses, bungalows, flats, and maisonettes in various locations in the Dover District Council area.

A joint inspection will be carried out by a representative of the Council and the contractor of each property where works is required under this contract. The Council representative will produce a job specification, priced as per the tender. The works will vary between each property but will be repointing to the external brickwork and may include wall tie renewal, lintel renewals, brick repairs and crack stitch repairs.

The works will primarily be carried out at tenanted properties but there may be occasions when the work is carried out at empty properties.

The Contractor shall employ competent operatives familiar with the type and nature of the installations. All works shall be in accordance with relevant legislation, good practice and the technical standards detailed in the specification.

2.0 The Sites

25-28A Reach Close, St Margarets-At-Cliffe, Dover, CT15 6AL.

Any Council owned houses or bungalows within the Dover District council area.

3.0 Site Visits

The Contractor is requested to visit 25-28A Reach Close before pricing, as no claim will be recognised on the ground of want of knowledge of the properties or as to the nature of the works required to be executed or of general site conditions. The front of properties can be viewed from public footpaths, and there are communal paths to the rear of the block at each end. Special attention is to be given to means of access to the building. No allowance shall be made for ignorance due to Contractor's neglect in this respect.

As the houses and bungalows where the works are to be carried out have not been identified at the time of tendering site visits are not applicable to them.

4.0 Programme of Works

The contract administrator will advise the contractor of properties and what works are to be carried out and agree a programme with them.

The project is estimated to start in April 2024 with a 24-month duration. Site meetings will be held before the start date and as and when required over the duration of the works.

5.0 Risk Management

DDC is conscious of the potential risks to the provision of the service and impact on residents if the service or relationship should falter or fail. These risks can be grouped under the following key headings: -

- i. Service Delivery
- ii. Reputation
- iii. Financial
- iv. Health and Safety and Welfare

- v. Staffing and Resources
- vi. Regulatory or Statutory Issues
- vii. Covid-19

DDC wishes to be confident that the selected Contractor(s) has a strong understanding of the risks that may affect DDC and its residents and that the selected Contractor will take a proactive approach to risk management throughout the term of the contract. Therefore, the Contractor will be expected to develop a Risk Register prior to commencement of the contract and maintain this in collaboration with DDC.

It is the responsibility of the Contractor to familiarise all Partners under its direction with the building emergency alarm systems and means of escape and evacuation strategy.

6.0 Inclusive Service

The Contractor's tender, except for where stated, is deemed to be fully inclusive of all costs required to undertake the Works.

The Contractor shall provide for the performance of all incidental matters which may be inferred from the Specification, according to its true intent and meaning, in order to complete the Works.

7.0 Work Not in Scope

If any work is instructed to be executed for which no tendered rate or price is contained in this contract, the value shall be based on the items therein closest with the description of such work, or as may be agreed. In the case works cannot be valued under specific items in the contract the Contractor will submit a price or prices for DDC consideration.

New items of work (descriptions) and price shall be added to the Schedule of Rates for future use.

8.0 Specified Items

As per Specification (Appendix B).

9.0 Co-operating with Other Partners and Contractors

The Contractor(s) appointed is expected to co-operate fully with other Partners and or Contractors appointed by DDC. When necessary, the Contractor should liaise with other parties and co-ordinate works to ensure limited disturbance and disruption for the residents, no additional charge will be accepted for this provision.

10.0 Workmanship & Materials

All workmanship and materials to be used in the Contract are to be the best of their respective kinds and in accordance with current British Standard or Code of Practice as applicable, whether specifically noted or not, this shall be taken to denote the minimum acceptable standard of material or workmanship.

It is a requirement that all work shall be carried out in accordance with the best possible building and installation practice and methods.

Manufactured items shall unless specified to the contrary mean manufacturer's standard products and installed in accordance with the manufacturer's instructions.

11.0 British Standards, Certification and Approvals

All products, equipment and materials must comply with and be installed in accordance with the current relevant British Standard (or European equivalent), Code of Practice, British

Board of Agrément Certification or other recognised approval standard, and All goods and materials shall be used, fixed, or applied as appropriate strictly in accordance with the manufacturer's recommendations, directions, or instructions.

Products, equipment, and materials may be substituted at DDC's discretion by a product complying with a grade or category within a European Community Standard or other international standard recognised in the UK specifying equivalent requirements and assurances in respect of material, safety, reliability, fitness for purpose and, where relevant, appearance.

Electrical Works

All electrical works are to comply with the requirements of the IEE Regulations for Electrical Installations (18th edition) BS7671:2018 and all relevant British Standard and European Standard Code of Practice.

12.0 Asbestos

All operatives employed by the Contractor or sub-contractor must have attended Asbestos Awareness training and had refresher training within a twelve-month period. DDC will provide asbestos register information prior to commencement of each job. If the successful Contractor suspects asbestos products (ACM) exist, then the Contractor must cease works immediately and inform DDC; all in accordance with DDC's Asbestos Policy and Procedure (copy can be provided on request).

An asbestos management survey will be carried out by other to each property prior to works commencing when required.

13.0 Complaints

Contractors are required to comply with the DDC's Complaints Policies and Procedures, copy can be provided on request.

14.0 Contract Management

The Contractor is to ensure that the appropriate management team is always in place to ensure the works are delivered efficiently and to the required standard.

The management provision will include but is not limited to attendance at meetings, potentially with other Service Providers, for the purposes of: Contractor liaison, value engineering, process mapping, performance review, progress review, planning and resident communication.

15.0 Contract Supervision

The Contractor shall provide full and adequate supervision during the progress of the contract and shall keep a competent and qualified supervisor(s), approved by DDC, (whose approval may be withdrawn at any time). The supervisor(s) must be able to receive and act upon (on behalf of the Contractor) all instructions, directions or orders issued by the DDC Representative. The Contractor shall also ensure that the qualified supervisor(s) is supplied with a mobile telephone. He must also keep residents advised when they are to be affected by works and will record all correspondence with the residents. This person is to ensure generally that the interests of the residents receive full consideration, and the Contractor shall allow for visiting residents outside of normal working hours.

16.0 Operatives

The Contractor shall only engage competent operatives for the works who hold a nationally recognised or accredited construction/trades qualification. Prior to the commencement and to be maintained during the term of the contract, the Contractor shall provide a schedule of all staff who might be engaged on the DDC service provision. This schedule will include: -

- Name of each member of staff.
- Details of any relevant training or qualification for each member of staff.
- Proof of Data Barring Servicing (DBS) for staff interacting with residents.

The Contractor's operatives, including sub-contractors, will be provided with and always wear appropriate clothing/overalls for the works, including protective clothing, as necessary. DDC shall reserve the right to exclude any member of the Contractor's staff from working on/in its property on the grounds of being unqualified to maintain equipment or other reason which must be agreed with the Contractor.

Whenever additional members of staff are assigned to work, their details shall be provided by the Contractor to DDC before they perform any work.

Operatives must undertake a Risk Assessment on all works to be undertaken to ensure the health, safety, and welfare of all parties.

18.0 Resident Liaison Officer

A dedicated Residents Liaison Officer (RLO) is not required for this contract. This function to provide excellent customer care for residents (e.g., organising appointments with residents; dealing with enquiries; complaints, etc.); can be carried out but the contract supervisor, or anyone else nominated by the contractor, who will ensure that all residents are satisfied with the service provided during visits to their home.

The nominated person must be always contactable by phone and email during normal working hours.

19.0 DDC Surveyor

DDC will appoint a surveyor who will carry out the clerk of Works duties, whose role is to ensure the required level of quality is met and: -

- To undertake inspections of completed works to ensure all works are signed off in accordance with the conditions of the contract. This may be done in conjunction with the Contractor
- To carry out pre-inspections of works with the contractor
- To check and measure works against the SOR (Schedule of Rates) rates and document the variations to be passed onto the DDC Contract Administrator
- To validate the programme of work before commencement
- to monitor works in progress with the contractor
- to agree any variations to the contract on site (in conjunction with the CA)
- organise and attend regular site meetings to monitor progress, quality issues, etc.

20.0 Sub-Contractors

The Contractor shall not, without the consent in writing from DDC and then only to such firm or firms to whom DDC shall not object, sub-let as piece or task work, or otherwise, or make a sub-contract for the execution of the works or any part thereof except for the supply of materials and the Contractor shall not, without like sanction, assign this contract or any part thereof.

21.0 Identification

The Contractor will supply to all working personnel, including sub-contractors, employed to deliver services on-site a form of identification card approved by DDC which will contain the following details: -

- Photograph of operative.
- Operative's name.
- Contractor's name, logo, address, and telephone number.
- Expiry date of card.
- Unique Reference Number.

All working personnel including sub-contractors are to present their ID card to the resident on each request and every visit to individual flats.

All the operatives employed by the Contractor or sub-contractors shall always wear clean overalls, clearly and permanently bearing the Contractors logo, name, address, and telephone number on them.

22.0 Working in Occupied Premises

Although works will be carried out externally there may be occasions when work will be carried out in occupied premises.

Where work is to be carried out in occupied premises, the Contractor shall give reasonable notice to the occupier of his intention to commence the work, and the work is to be carried out in a manner that will cause the minimum inconvenience and nuisance from obstruction, dust, noise etc. All necessary precautions must be taken to ensure the safety of the occupier.

No work should start or continue in any building until all practicable steps have been taken to prevent danger to persons employed or living in the building at the time, from any live electric cable or apparatus, exposed asbestos or any other hazard which is liable to be a source of danger and the Contractor shall take all necessary safety measures accordingly. The Contractor should be aware that properties might be occupied by elderly, frail or ill residents or other vulnerable persons and should therefore take due care and consideration in the execution of the works and allow for any extra costs.

If, in exceptional circumstances, the Contractor considers that, because of the nature of the work and the nature of the resident's needs, the resident cannot remain in occupation during the Works, this must be agreed with DDC before works commence.

Where the Contractor considers it necessary for reasons of health and safety that vacant possession is necessary a request must be made to DDC.

Contractor to follow Government guidance and directives to control the spread of Corona Virus (Covid-19) and maintain social distancing. Contractor is to assess if any of the residents are part of a vulnerable group, and/or are self-isolating due to Corona Virus symptoms before any work is carried out internally.

23.0 Protect and Repositioning of Furniture

Although works will be carried out in externally there may be occasions when work will be carried out in occupied premises.

When working in occupied premises all furniture, fittings, apparatus, carpets, and the like shall be carefully moved by the Contractor as necessary to enable the execution of the works. This is to be discussed and agreed with the residents in advance of undertaking the works and recorded.

The Contractor shall properly cover such furniture, fittings, apparatus, carpets and the like with spot cloths, dust sheets and protect them and at completion of the works, replace and refit all such furniture, fittings, apparatus, carpets, or the like in their original positions, to the residents' satisfaction.

Any claims for damage to any residents' property are to be settled directly between the resident(s) and the Contractor in the first instance and reported to DDC for reference only. Should the matters not be reconciled between the resident and Contractor, the resident should be directed to the Contractor's complaints procedure. The Contractor is required to provide full details to DDC for monitoring and review.

24.0 Unofficial Instruction

Should the Contractor be requested by a resident or other unofficial individual, to change, alter or modify in any way the DDC instructions, the Contractor shall forthwith refer to DDC and obtain further instructions before proceeding. No payment shall be made for work carried out other than ordered by DDC.

25.0 Working Hours

The Contractor will not be permitted to carry out works all day Sunday or Public and Bank Holidays.

Normal working hours shall be between 0800 hours and 1800 hours, Monday to Friday inclusive. The Contractor can only work on Saturdays with prior agreement with the contract Administrator. The Contractor, however, will be expected to accommodate the minority of residents that may not be available during these times at no extra cost.

26.0 Access Arrangements

The Contractor shall be responsible for planning directly with the resident concerned to gain access to carry out the works.

In the event of continued access to a specific property not being possible or appointments not being kept, this shall be referred to DDC.

No payment will be made to the Contractor for abortive (no access) calls.

The Contract Administrator or their representative shall always have access to the Works and site or other places off-site where materials or equipment are being stored or prepared for the Works.”

27.0 Access and Lack of Access

Where access has not been obtained for any reason to occupied premises the Contractor shall leave a “no access” card. This card shall provide the following information:

- Company Name.
- Contact Number.
- Date and Time Called.
- Brief description fault/reason for visit.

It is up to the Contractor to gain access to carry out the work. There will be no payments made for no access.

28.0 Parking Restrictions

It is brought to the Contractor's attention that restricted parking operates within Dover District Council boundary. This Contract does not impart any authority to exclude the Contractor from these restrictions. Any costs, fines or penalties imposed on the Contractor while carrying out duties required under this Contract shall be borne by the Contractor.

29.0 Data Usage

All data obtained by the Contractor in the execution of their duties shall be used within the conditions of the General Data Protection Regulation. In addition, all data or information obtained as part of this contract shall be treated as confidential and shall not be shared with any third party without the express authority of the Contract Administrator.

30.0 Quality Control

The Contractor is required to establish and implement a robust and well-defined Quality Management System for all elements of works and or services. These systems will require the implementation of standard forms and procedures that the Contractor shall allow audit and inspection by DDC with the aim of ensuring their use throughout the term of the Contract.

In addition to complying with the above, the Contractor will also be required to provide a consistently high quality of service using high quality standards for its management processes including accreditation to recognised Quality Management Systems and Investors in People, etc.

31.0 Payment Process

The Contractor will submit a detailed, scheduled application every 30 days for the value of works completed on site. It shall be noted that the testing and remedial works will need to have been completed and a valid certificate issued to DDC for the Contract Administrator to process the application for payment. For the avoidance of doubt, failure to supply a valid certificate and confirmation of works completion will prevent the applications payment.

Following issue of an DDC payment certificate, the Contractor shall issue a VAT invoice to Dover District Council and payment will be made via BACS within 30 days receipt.

32.0 Elderly, Handicapped and Vulnerable Persons Units

Care and consideration must be given to all the above. Such will require on site consultation and agreement in both the way the work will proceed and the extent of the work that meets the specific needs of the occupiers.

33.0 Trades to Attend Upon Each Other

Allow for all trades to attend upon, cut away for and make good after each other, also allow for clearing rubbish from time to time as it accumulates, and removing from site. All waste must be either removed or neatly stored onsite at the end of each working day. Waste consignment notes must be provided by the Contractor and issued to the Contract Administrator in a timely manner. Re-cycling of waste must be maximised by the Contractor.

34.0 Completion

Upon completion, clear away all debris, surplus materials, and leave premises and site areas in a clean and tidy condition to the satisfaction of the Contract Administrator.

35.0 Handover

Upon completion of testing and remedial works of each property, certification and reports are to be supplied in accordance with the Specification (Appendix B)

36.0 Code of Conduct (On site)

Drive carefully in and around our neighbourhoods; park considerately, not causing damage to grass verges, or causing an obstruction.

Arriving at a resident's door:

- Introduce yourself stating: -
 - 1) Your name.
 - 2) Your Company Name.
 - 3) An outline of what you have come to do.
 - 4) Show your formal identification badge to the resident before entering the home. Let the Resident know if you are a trainee. (Trainees must always be supervised on site).
 - 5) Explain clearly what the work will involve, what they need to do to help you, and how long it will take.

Your power tools must be sufficiently charged for the work. If on the rare occasion they are not, ask permission if you need to use gas, water, and electrical supplies. Where the resident gives permission, be clear how you will repay the cost to the resident and agree the amount. The same principles apply to the use of a resident's phone or internet facility Never use the resident's bathroom or kitchen facilities. Where there is a risk of damage to, for example, plants or fencing, tell the resident before works starts.

The following behaviours will not be accepted by the Contract Administrator: -

- Language the resident finds abusive or offensive.
- Behaviour the resident finds rude, obstructive, unhelpful, or aggressive.
- Criticising another's workmanship.
- Playing loud music.
- Using of the resident's equipment, e.g., kettle or microwave (unless offered).
- Harassment of any kind – this includes over-familiarity, sexist behaviour, derogatory or racist comments, intimidation of any kind.
- Insensitivity towards disability, vulnerability, or specific needs.
- Asking questions not relevant to completing the task.
- Smoking at any time while working on site.
- Working under the influence of alcohol or drugs.
- Excessive use of mobile phone for personal reasons.
- Carelessness with sharp tools, electrical equipment, or toxic substances.
- Do not trespass onto neighbouring property to complete repairs. You must first get permission from the adjoining owner or resident of that property.

On the Job: Security and Safety of the Home

- You are responsible for security where the resident leaves you on site alone.

- Do not leave doors and windows open unnecessarily: this is a security issue, but it also causes draughts.
- If, during work, the condition of the property becomes dangerous, you must immediately inform:
 - a) The resident and or his/her family; and
 - b) The Contract Administrator.
- Pay particular attention to the safety of young children, the elderly and disabled. This duty of care extends to all persons likely to be affected (i.e., residents, visitors, neighbours, the general public, etc.).

On the Job: Overnight

- You must leave the property, inside and out, tidy, and safe overnight.
- You must remove surplus materials and rubbish regularly, preferably daily.
- You must stack ladders away securely and clear away all tools.
- Reconnect and test all services so that they are left working normally for the resident.
- There should be no ingress of wind or water.
- Before leaving, give the resident your company's emergency phone number.

37.0 Welfare facilities

Suitable sanitary convenience must be provided, which should be ventilated and kept clean in an orderly condition. It should have a door that can be secured from inside.

Suitable washing facilities must be provided with a supply of clean hot and cold water, soap or other suitable means of cleaning, and towels or other suitable means of drying. The room containing the washing facilities must be sufficiently ventilated and lit and kept in a clean and orderly condition.

An adequate supply of wholesome drinking water must be provided or made available; supply marked as appropriate. A suitable number of cups or other drinking vessels to be provided.

Suitable and sufficient rest rooms or rest area must be provided and be equipped with an adequate number of tables and seats with backs for the number of persons at work likely to use them at one time. Should include suitable arrangements to ensure meals can be prepared and eaten, including means for boiling water, and be maintained at an appropriate temperature.

38.0 Covid-19 (Corona Virus)

During the coronavirus pandemic the health and wellbeing of the residents, the workforce, visitors to site and the local community is the number one priority. The contractor must comply with all laws and directives from Central Government imposing certain restrictions on the works in order to control the spread of the Corona Virus (Covid-19). The contractor is responsible to ensure that the site can operate safely and in accordance with Government advice, and the following guidance: -

- Working with your workforce, subcontractors, and suppliers to develop and share detailed safe working practices.
- Only undertaking operations that can be carried out safely establishing safe access and egress to the site.
- Giving all site visitors a safety induction to ensure they fully understand the measures in place on the site to protect them and others.
- Ensuring measures are in place to enable anyone on site to abide by social distancing guidance and taking mitigating action to reduce the risk of transmission where not possible.

- Ensure all site operatives have the correct PPE to reduce the spread of Covid-19.
- Having clean welfare facilities and hand washing points and sanitisers across the site.
- Communicating with the residents so they are aware we are working to Government guidelines. Ensuring that compliance with these rules is monitored very closely. Any person found to be breaking these rules will be removed from site and may not be allowed to return.
- We are asking all visitors to our site to: Register with the site management team upon arrival for a coronavirus briefing.
- Stay at home if they have any coronavirus symptoms or are living with someone who has.
- Apply government guidance for safer travel, including the avoidance of use of public transport where possible
- Take time to understand and comply with all guidance provided, in particular with regards to social distancing.
- Report any concerns to the site manager/coordinator named below.

These rules will be updated according to any changes in Government guidance or any other relevant industry guidance.

Appendix B



Dover District Council

JCT Minor Works 2016

For:

Repointing and Associated Repair Contract

Specification

External Structural Repairs

Specification

1.0 Introduction

The work to be carried out under this is to carry out repointing and associated works to the external walls of individual Council owned properties including houses, bungalows, and flats, in various locations in the Dover District Council area. The works to each property are intended to include all the general work preparatory to its execution for the compliance by the Contractor with all conditions of Contract for the plant, scaffolding, tools and licenses, fees for insurances and all other matters necessary for the completion of the Works satisfactorily to the true intent and meaning of the Schedules of rates and Specification.

2.0 Scope of Works

The works carried out will include surveying cavity wall ties and renew any defective or missing wall ties, the raking out of the pointing to all elevations, outbuildings, and chimneys, and mechanically repoint, renewing sealant joint around openings in brickwork and associated works.

For all properties other than 25-28A Reach Close a joint inspection will be carried out by a representative of the Council and the contractor of each property where works is required under this contract. The Council representative will produce a job specification, priced as per the tender. The works will vary between each property but will be repointing external brickwork and may include wall tie renewal, lintel renewals/repair, brick repairs and renewal of cavity insulation.

The works at 25-28A Reach Close will be as per the specification and pricing document.

Relevant Standards

When reference is made to a British Standard or Code of Practice for a particular product, for which there may be no direct European Standard equivalent e.g., BS7412/BS7413 and CP112, then it may be possible to substitute a product which complies with a grade or category contained within a national standard of a member state of the European Community, or alternatively, an ISO standard.

Any such substitution must be brought to the attention of the contract administrator immediately and this should be backed up with both samples and literature.

Omission of any relevant British Standard or Code of Practice from this document should not be taken as meaning that it is not to be adhered to by the successful contractor.

The descriptions of Materials and Workmanship apply throughout this Schedule. The contractor's attention is drawn to the fact that no reference to these descriptions of Materials and Workmanship is made in the Schedule items.

The abbreviation "BS" and "CP" refer to the latest British Standard Specification and British Standard Code of practice respectively.

Materials, unless otherwise described, shall be of British manufacturer and comply with the appropriate BS or, where none is applicable, shall be of the highest quality.

Any new building materials, products, and processes for which published national standards do not exist a British Board of Agreement Certificate is required.

The workmanship is to be of the best quality throughout.

All items of replacement or renewal shall match the existing. Should it be impossible to match exactly any material or article the replacement shall match as near as possible the existing and approval from the contract administrator shall be obtained prior to its incorporation in the Works.

The whole of the materials and workmanship shall be to the entire satisfaction of the contract administrator who shall have full power to reject any materials or workmanship which in his opinion are unsuitable for the purpose for which they are intended to be applied, or which are not in accordance with the specification and any materials and workmanship so rejected shall be at once removed from site and proper materials or workmanship substituted therefore at the Contractors expense.

The term “make good” or “making good” shall be understood in their fullest sense and shall be deemed to include necessary new materials required for reinstating the existing fabric and finishing were disturbed and for all necessary bonding or jointing new work to old. There will be separate contracts to renew the fire alarm system and to upgrade the communal lighting system these works will be carried out prior to this contract. Therefore, they may be additional making good required.

3.0 Specification of Works

3.1 GENERAL MATTERS

3.2 SCAFFOLDING

3.3 REMOVALS

3.4 BRICKWORK AND ACCESSORIES

3.1 GENERAL MATTERS

This section shall apply to all subsequent sections herein.

Where these Specifications contain reference to preferred brands/models etc. of materials goods and equipment and the Service Provider must make every effort to ensure that as far as such materials, goods and equipment are procurable they are incorporated within the works.

All workmanship and materials to be used in the Contract are to be the best of their respective kinds and where a BS, Specification or Code of Practice is applicable, whether specifically noted or not, this shall be taken to denote the minimum acceptable standard of material or workmanship.

All workmanship and materials shall comply with the requirements of the latest appropriate Standard.

Where any reference is made in the Specification to a British Standard (BS) or Code of Practice (CP) this is deemed to include any subsequent revision, amendment, re-enactment and/or replacement thereof, such that the Service Provider shall fully comply with all the latest BS, CP and the like current at the date of execution of the Work to be undertaken.

It is a requirement that all work shall be carried out in accordance with the best possible building practice and methods.

BRITISH STANDARD PRODUCTS:

Where any product is specified to comply with a British Standard, it may be substituted at the Client Representative's discretion by a product complying with a grade or category within a European Community Standard or other international standard recognized in the UK specifying equivalent requirements and assurances in respect of material, safety, reliability, fitness for purpose and, where relevant, appearance. Where the term Standard is used this shall be construed to mean individually or collectively, as appropriate, any British or European Community Standard and/or Code of Practice etc.

OR EQUIVALENT APPROVED means that products of different manufacture may be substituted if prior approval of the Client Representative has been obtained.

The Client Representative's decision on the use and continued approval of alternative materials goods and equipment are final.

All such alternative goods, materials and equipment that is approved for use in the works shall be provided at no extra cost to the contract.

All goods and materials shall be used, fixed, or applied as appropriate strictly in accordance with the manufacturer's recommendations, directions, or instructions.

Wherever possible all materials to be incorporated in the Works shall be such that it is compatible with and shall aesthetically match existing material with which it is to replace or repair.

All existing lines and levels are to be maintained at all times and new work shall be carried through to the same lines and levels unless otherwise directed by the Client Representative.

'Approved', 'directed', 'selected' and similar expressions shall relate to the Client Representative whose decisions shall be final.

Where items are described as "Renew" this shall mean taking or cutting out old, supplying and fixing new item to match existing, including all fitting in, piecing out and any other preparatory work. Items shall be renewed on a like for like basis subject to Clause above and unless otherwise described or as directed by the Client Representative.

Where items are described as "fix" or "install" or "lay" these shall mean supplying and fixing by the Service Provider of new items, materials, or things including any preparatory work.

Where items are described as "fix only" this shall mean the fixing of materials supplied free of charge by the Client which are to be incorporated in renewal items of work or new installations.

Manufactured items referred to in the specification shall unless specified to the contrary mean manufacturer's standard products.

The Service Provider should note that there are three levels of Description relative to each Schedule of Rates item and the Service Provider should refer to each of these, in the Long Description, to ascertain the scope of work envisaged.

Any materials, items, waste, etc. removed or demolished during the works is to be removed.

Any reference made to rates, price or prices in the Specification shall mean the prices contained in the tender together with the Service Provider's Percentage addition/deduction thereto and are deemed to include for everything described herein.

3.2 SCAFFOLDING

3.2.1 Rates for scaffolding are deemed to include the following:

Basing out, preparing and levelling of ground, provision of additional support, base plates, spreaders and the like, as necessary.

Protection of the structure fabric, finishings, roof coverings and the like.

Provision of all requisite tubes and fittings of every description, delivery, handling and Removal.

Erecting, supporting, maintaining, adapting, and dismantling as required.

Bridging across structures and all other obstructions where necessary.

Removal, temporary storage/re-siting, protection, and subsequent reinstatement as required of all TV, radio and telecommunication aerials, satellite dishes and the like.

Fans, gantries, hoardings, sheeting, and double boarding of working platforms to afford protection around/over entrances, paths, rights of way and other forms of access or Thoroughfare.

Working platforms to towers and chimney scaffolding.

Toe boards, guard-rails, handrails, safe ladder access, ladders, brickguards, elevational debris netting/sheeting and the like.

Ancillary plant and equipment such as tower feet/wheels, out-riggers, cross bracing, gin wheels, ropes, and the like.

Lighting and/or alarming were deemed necessary or appropriate and/or as specifically directed by the Client Representative. This to be priced separately.

Protection against lightning strike.

Fixed handholds and physical ties to the structure where necessary, subsequent removal and making good.

Provision of certified structural design calculations and erection certificates to the Client Representative where required under the Contract.

Reinstatement of ground and making good any damaged surfacing and/or paving if necessary.

The Service Provider is to allow in his tender for any additional costs that he considers may be necessary.

3.2.2 Removal, temporary storage/re-siting, protection, and subsequent reinstatement as required of all TV, radio and telecommunication aerials, satellite dishes and the like, ensuring that TV reception is retained during and after completion of works in every property.

3.3 REMOVALS

3.3.1 All alterations work including brick removals for renewing lintels, removal of concrete porch canopies, etc. shall be executed in the most careful manner to avoid damage to the surrounding structures. Any damage so caused shall be made good at the Service Provider's expense.

No dangerous portions of the structure shall remain standing during idle periods or overnight and where this is unavoidable, such portions shall be adequately strutted and propped to ensure their stability until the work recommences. Prices shall include for all strutting and propping as may be required or deemed necessary by the Client Representative and for their removal when no longer required.

All materials, including debris arising from the alterations shall be loaded and carted away from the site and not allowed to accumulate, any materials to be re-used the Service Provider shall ensure the care and protection of those items.

3.3.2 All removals to be carried out in accordance with the relevant Health and Safety Executive Guidance Notes. All cutting and removal plant and equipment shall be of suitable types and standards for the type of work.

3.4 BRICKWORK POINTING AND ACCESSORIES

3.4.1 Wall Tie Survey.

The contractor is to survey existing cavities before commencing remedial works. The survey report to confirm the nature, location and condition of the wall ties, the extent of remedial works required, the width and condition of the cavities, whether cavity insulation present and the construction of the internal skin.

3.4.2 Replacement Wall Ties.

The contractor is to survey existing cavities before commencing remedial works. The survey report to confirm the nature, location and condition of the wall ties, the extent of remedial

works required, the width and condition of the cavities, whether cavity insulation present and the construction of the internal skin.

Replacement wall ties to be austenitic stainless steel remedial wall ties with a resin fix as per Helifix RetroTie, or equivalent and approved, installed, and tested for security of fix as per manufacturer's instructions. Cavities to be clear and free from debris.

Wall ties spacings general areas – maximum horizontal spacings 900mm, maximum vertical spacings 450mm, to be not more than 900mm horizontally. At jamb openings or movement joints to be within 225mm horizontally and not more than 300mm vertically. At top of gables the maximum horizontal spacing 225mm parallel with the top of the gable and maximum vertical spacings 300mm. At the top and bottom of openings the maximum horizontal spacings is 450mm.

Prepare opening and install a galvanised pressed steel lintels to BS 5977-2 and shall be as Catnic Angle Type Lintel to external skin only and shall be installed in accordance with the manufacturer's recommendations. The lintel shall be bedded on mortar used for the adjacent work with bearing of not less than 150mm unless otherwise specified.

3.4.3 Cement Mortar.

Cement shall be normal setting ordinary Portland cement, or Sulphate Resisting Portland cement. Lime shall be Class B Hydrated Lime. Sand for building mortar to be natural sand, crushed stone or crushed gravel.

Cement mortar shall be composed of one part cement and three parts sand and shall be used in brickwork built below ground level and in copings, chimneys, parapet walls or other brickwork located in severely exposed situations and in accordance with the respective Brick manufacturer's recommendations.

Cement mortar used in other situations shall unless otherwise directed, be gauged mortar composed of one part masonry cement, one part lime and five parts sand and in accordance with the respective brick manufacturer's recommendations. All mortar shall be used fresh and made only in quantities sufficient to meet the immediate demand. No mortar which has partially set shall be 'revived' or re-used.

3.4.4 Brick Repairs.

Before the wall is mechanically repointed cut out any bricks with spalled faces, agreed with the CA, from face of the wall, clean and clear away. Lay new facing brick to match existing and approved by CA in cement lime mortar (1:1:6) bond to match existing and lay on full bed with filled vertical and top joint and leave to be mechanically repointed with the rest of the wall.

Facing bricks and Engineering bricks shall be clay of a size and type to match existing. Where facing and engineering bricks have been taken down as part of repair works, sound bricks may be cleaned and reused, subject to approval of the Client Representative. New facing and engineering bricks shall be obtained from an approved supplier.

Samples of Bricks and Blocks are to be equal to sample which are to be deposited with and approved by the Client Representative.

All joints, horizontal and vertical, are to be flushed up solid with mortar throughout the thicknesses of the wall. Bed joints are to be kept horizontal and quoins and perpend square

and vertical. Bricks with single frogs are to be laid with frogs upwards. Brickwork is to be raked back for jointing up and not toothed. No bats are to be used except where required to bond.

All bricks to be adequately protected on site and kept dry. Where covers are used to protect bricks the Service Provider should ensure that there is sufficient circulation of air to prevent condensation forming on the bricks which are to be laid dry.

No bricklaying shall be carried out in driving rain or when the temperature in the open is at or below 5 deg. C.

All new brickwork shall be adequately protected from damage by frost or excessive wet weather.

Facings are to be kept free of all mortar splashes, droppings or other blemishes and left perfectly clean upon completion.

3.4.5 Brick Reinforcement.

Brick reinforcement strip bedded into horizontal joints of brickwork for masonry stitching repairs and stabilisation be as per Helifix Crack Stitching, or equivalent and approved, and shall be used in accordance with the manufacturer's instructions. The reinforcement strips are to be austenitic stainless steel and taken a minimum of 500mm each side of the crack.

3.4.6 Cavity Trays.

Cavity trays to be fitted over new steel angle lintels, to be as Cavity Tray Limited Type C, or equivalent and approved, fitted as manufacturer's instructions and to include stop ends and perp weepholes through the outer leaf of the cavity wall at not greater than 900mm centres and a minimum of 2 per opening.

3.4.7 Lintel Renewals to Outer Skin of Cavity Wall.

Install anchors and Acrow props as required to support the wall above the lintel. Carefully remove the brick outer skin, as necessary. Sound bricks may be cleaned and reused, subject to approval of the Client Representative. Cut off the toe of the PC lintel with an angle grinder to clear the inner face of the outer skin of the cavity wall.

Prepare opening and install a galvanised pressed steel lintels to BS 5977-2 and shall be as Catnic Angle Type Lintel to external skin only and shall be installed in accordance with the manufacturer's recommendations. The lintel shall be bedded on mortar used for the adjacent work with bearing of not less than 150mm unless otherwise specified.

The galvanised coating to be a coating of zinc and zinc iron alloy layers shall be obtained by dipping prepared iron or steel articles in molten zinc.

Supply and fit bituminous DPC cavity tray over the new steel lintel. The cavity tray to be built into the inner skin and taken to the outer face of the external wall directly over the lintel. To include stop ends and perp weepholes through the outer leaf of the cavity wall at not greater than 900mm centres and a minimum of 2 per opening. Preformed cavity tray as per Cavity Tray Limited, or equivalent and approved by the CA may also be used.

Fill opening in outer skin with brickwork to match existing. All joints, horizontal and vertical, are to be raked out 18mm and mechanically repointed with the remainder of the elevation. Bed joints are to be kept horizontal and quoins and perpend square and vertical. Bricks with

single frogs are to be laid with frogs upwards. Brickwork is to be raked back for jointing up and not toothed. No bats are to be used except where required to bond.

3.4.8 Concrete Lintel Repairs.

Remove all loose and spalling concrete from the lintel back to solid concrete.

Exposed steelwork should be clean and free from surface dirt, dust, and grease. Rusted steelwork must be properly prepared by wire brush or power tool to remove loose mill scale and flaky rust or paint. Stir and shake lightly Coo-var, or equal approved by the CA rust convertor and apply 2 coats with brush to encourage penetration of rusted surface, all as per manufacturer's instructions.

The concrete surface to be repaired must be free of dust and loose material. prepare and apply bonding primer. Mix and apply primer to repair surface using a brush or roller, ensuring the primer is forced into any small cracks or uneven surfaces and leave to cure. Mix the epoxy repair mortar and apply using a trowel to the primed repair surface. The product can be applied in a single coat up to 50mm thickness without sagging. If needed it can be applied in 5-10mm layers until the repair area has been filled. As Resichem 571 Concrete Repair LW, or equal and approved by the CA, solvent free lightweight epoxy repair mortar, prepared and applied as manufacturer's instructions.

3.4.9 Mechanical Pointing.

Any cracked bricks in the existing facework, prior to repointing, is to be cut out and replaced with facing brick to match surrounding brickwork.

Rake out existing brickwork mortar with a grinder incorporating a dust extractor to complete elevations to a depth of 18mm forming a rectangular recess.

Clean out and damp down all joints surfaces to control suction and mechanically repoint using an electrical pumped mortar mechanical injection system by pumping mortar to thoroughly fill the joint, in a gauge mortar to match existing house or flat, and tool finished struck with a neat bucket handle joint, or to match existing or as otherwise as directed by the contract administrator.

All pointing is required to closely match the existing pointing in finishing, colour, and texture.

An off-site factory produced mortar and gun applied pointing system must be used. The system should have work guaranteed to BS 8221: Part 2:2000 and to be undertaken only by an approved contractor for the system selected. The system selected must be stated in your quotation return together with a copy of all relevant literature for consideration.

Any cables fixed to the face of the brickwork to be un-clipped and temporarily supported for re-pointing, clips to be removed. On completion when mortar has set the cables are to be neatly re-clipped at 300mm horizontal centres and 400mm vertical centres in straight horizontal and vertical lines.

No repointing shall be carried out in driving rain or when the temperature in the open is at or below 5 deg. C.

3.4.10 Rake out and Repoint Verge.

Rake out defective mortar to verges and repoint neatly flush with the under cloak in the same mortar used to mechanically repoint the walls and remove any residual.

3.4.11 Mastic Compound.

Mastic Compound for pointing shall be a one-part gun-grade butyl rubber sealant. Surface must be clean, dry, and free from dirt, dust, grease, oil, mildew, loose paint, frost, and old caulking. Clip off tip of nozzle/spout at 45° angle to the desired size. Load cartridge into standard caulking gun and using a steady pressure, apply product onto the desired surface. When the desired fill depth of sealant has been achieved, smooth surface with a putty knife. Clean off excess caulk immediately with mineral spirits before surface skins over.

Section 1 - Preliminaries

TPC2005 (amended 2008) - ACA Standard Form of Contract for Term Partnering Agreement (as amended) Responsive Repairs, Voids and Associated Services together with a limited number of Planned Works

TPC 2005 (Amended 2008)

ACA Standard Form of Contract for term partnering

Term Partnering Agreement

A PARTNERING CONTRACT is made [as a deed] the day of..... 2010

IN RELATION TO the cleaning, repair and redecoration of void properties to enable re-occupation by new tenants, and the day-to-day responsive repair and maintenance of the building fabric, structure, services or land, including Council-owned houses, bungalows, flats, maisonettes, garages, plant rooms, stores, outbuildings, fences and other housing assets. In addition, to carry out a limited programme of planned maintenance improvement works.

(the "Term Programme") at sites (each a "Site") Within the District of Dover District Council.

(the "Contract Area") as each described in the Partnering Documents

BETWEEN the Client, the Client Representative, the Service Provider and any other Partnering Team members

WHO AGREE working in mutual cooperation to fulfil their agreed roles and responsibilities and apply their agreed expertise in relation to the Term Programme, in accordance with and subject to the Partnering Documents, and that subject to amendment in accordance with the Partnering Terms:-

Reference in Partnering Terms

Clause 1.1 The roles, expertise and responsibilities of the Client and the Service Provider are further described in the Term Brief and the Term Proposals and the Service Provider shall be paid in accordance with the Partnering Terms and the Price Framework.

Clauses 1.1 and 1.9 The Partnering Team shall include the following Consultants and/or Specialists whose roles, expertise and responsibilities are or shall be further described in the Term Brief and the Term Proposals and their respective Consultant Services Schedules or Specialist Contracts and who shall be paid in accordance with their respective Consultant Payment Terms or Specialist Payment Terms:-

Reference in Partnering Terms

[Insert details of Client Representative and of Consultants/ Specialists intended to execute Joining Agreements] The Client Representative (as a Consultant):
 Property Services, Dover District Council, White Cliffs Business Park
 Whitfield, Dover, Kent Ct16 3PJ
 This could change as a result of discussion to create an ALMO with Canterbury, Thanet and Shepway Councils

.....

.....

Clause 1.3

The Partnering Documents shall comprise the following:-

- this Term Partnering Agreement and the Partnering Terms;
- the Term Brief comprising the Invitation To Tender and associated Contract Documents
- the Consultant Services Schedule and Consultant Payment Terms for the Client Representative and any other Consultant Partnering Team members
- the Term Proposals comprising Method Statements referred to in the Invitation To Tender
- the Price Framework comprising form of tender and related documents
- any Joining Agreement and any Consultant Services Schedule and Consultant Payment Terms or Specialist Contract and Specialist Payment Terms incorporated in such Joining Agreement;
- any Orders;
- The Risk Register comprising (as stated in the Contract Documents)
- The KPIs and targets comprising (as stated in the Contract Documents)

and any additional and amended Partnering Documents developed in accordance with the Partnering Terms.

Reference in Partnering Terms

Clause 1.6 The Core Group shall comprise:-

Sue Chandler, Portfolio Holder for Community, Housing and Youth and Sarah Wright, Housing Services Manger or any other person selected as thier replacement; appointed by the Client;

David Ashby, Property Services Manager and Bryan Philpott, Building Surveyor or any other person selected as their replacement; appointed by the Client Representative;

As noted in the Contract Documents
.....
appointed by the Service Provider.

Clause 1.11 The Interested Parties and their intended involvement in the Term Programme shall comprise:-
(Delete if not applicable)

Resident representatives, external advisors appointed by Dover District Council and external regulatory bodies.....

Clause 2.1 Additional objectives of the Partnering Team members shall comprise:-
(Delete if not applicable)

It is the employers intention that this partnering contract should develop, by mutual consent, by developing the performance criteria itemised in Appendix 3 and linking these areas to the payment mechanism. The time scale for this development is not fixed and will depend on both the Contractor's and Employer's views, experience, requirements and ultimately agreement. However, it is envisaged changing after a period of 12/24 months. It should also be noted that this contract could be delivered by an East Kent ALMO rather than through Dover District Council and the Service Provider should allow for this in the tender.

Clause 2.2 ~~The following Partnering Team members shall implement the following Processes:-~~
(Delete if not applicable)

Delete: not applicable
.....
.....
.....

Reference in Partnering Terms

Clause 3.1 The authority of the Client Representative shall be subject to the following restrictions:

Not applicable

.....
.....

Clause 3.5 The Partnering Adviser shall be: None

Clause 4.1 The CDM Co-ordinator shall be: Property Services, Dover District Council
(Delete if not applicable) or any other body selected by the Client

Clause 5.6 Tender procedures for appointment of Specialists shall be by competitive
(Delete if not tender, quotation or value for money assessment.
applicable)

.....

Clause 6.1 ~~Implementation of the Term Programme shall be subject to satisfaction of~~
(Delete if not ~~the following pre-conditions:~~
applicable)

Delete: not applicable

.....

Clause 6.7 The Client may apply the following remedies for failure to undertake any Task or delay in any Task Completion: Compensation payments for delay will be made in line with the Right to Repair Legislation and/or the Client may engage others to undertake the Task and the Service Provider shall indemnify the Client against any costs, claims and/or expenses incurred as a result

Day-to-day responsive orders, call-outs and planned maintenance orders will be subject to a daily charge of £2.69 per working day. Void works will be subject to a weekly charge of £111.09 for delays of a week or part of a week. The above will be subject to the fluctuations set out in the contract.

Clause 6.8 The Defects Liability Period(s) shall be: 12 months

.....

The time limit(s) for rectification of defects shall be: 3 days

.....

.....

Reference in Partnering Terms

Clause 6.9 The Partnering Team members' access to and possession of the Sites shall be subject to the following constraints, procedures and arrangements:- As noted in the Contract Documents

.....
.....

Clause 6.10 The Partnering Team members' responsibility for the security, state and condition of the Sites shall be as follows:-

As stated in the Contract Documents

Clause 7.2 Clause 7.2 of the Partnering Terms ~~applies~~/does not apply.
(Delete as appropriate)

Clause 7.6 The rate of interest on late payment shall be: The rate of interest on late payment shall be two percent (2%) over the base rate of the Bank of England which is current at the date when the relevant payment becomes due

Clause 7.12 The Client is not a "contractor" for the purposes of the Finance Act.
(Delete as appropriate)

Clause 8.2 Clause 8.2 of the Partnering Terms ~~applies~~/does not apply.
(Delete as appropriate)

Clause 8.4 The following risk sharing arrangements shall apply:
(Delete as appropriate) None
.....

Clause 8.5 The Service Provider shall be entitled to claim the following additional payments in respect of any matter described in clause 8.4:
Delete: no additional payments will be made.

Clause 9.1 The following amended/restricted duties of care shall apply:- As noted in
(Delete if not applicable) the Invitation to Tender and associated Contract documents

Reference in Partnering Terms

Clause 11.2
(Delete if not applicable)

The contractual responsibilities of the Partnering Team members in respect of TUPE and pensions shall be as follows:

Tenderers are advised that it is the Council’s view that the terms of the Transfer of Undertakings (Protection of Employment) Regulations 2006 (hereafter collectively referred to as “TUPE”) is likely to apply to the existing workforce employed by the incumbent Contractor in relation to the Work to be performed by the successful Tenderer under the Contract. Tenderers are to note that, if successful, they will have an obligation to comply with the relevant legislation and to fulfil the requirements of TUPE.

Information concerning the employees of the incumbent contractor affected was not available when the Tender Documents were issued for invitations to Tender. Following selection of the successful Tenderer, the incumbent contractor will be requested to supply information on a confidential basis about their existing directly employed full-time workforce currently engaged upon the existing contract. Tenderers may be required to complete and sign an acknowledgement restricting disclosure of the information supplied.

The Council does not guarantee the validity or accuracy of any relevant data that may be provided by the incumbent Contractor and hereby excludes any liability arising from such, nor can it guarantee that the incumbent Contractor will not consider that to provide such data may place them at a commercial disadvantage or be in breach of the Data Protection Act 1998. Tenderers are advised to seek independent professional advice on the effects of TUPE on their Tender.

The successful Tenderer(s) will be expected to provide all necessary assistance to the incumbent contractor to allow it to fulfil its statutory duties in any consultation with the existing workforce, staff and trade unions prior to Commencement of the Contract. The successful Tenderer(s) will be expected to indemnify the Council against any exposure under TUPE in the terms set out in the Contract.

Clause 11.3
(Delete if not applicable)

~~Materials, goods, equipment, premises and other assets made available by the Client for the purposes of the Term Programme are described in the Term Brief and the responsibilities of the Partnering Team members in respect of such assets shall be as follows:~~

Delete: not applicable

.....
.....

Clause 12.2

The following rights of assignment shall apply:- The Client retains the right to Assignment

.....

Reference in Partnering Terms

Clause 13.1 *(Delete as appropriate)* Subject to clause 6.1 of the Partnering Terms, the Term shall commence on 1 July 2010 or such other date agreed between the parties, and shall continue until 31 March 2015 extendable [at the Client’s option] by two further consecutive period(s) of five years [each] subject in all cases to the remainder of clause 13 of the Partnering Terms.

Clause 13.2 *(Delete if not applicable)* ~~Clause 13.2 of the Partnering Terms applies and the Term shall be subject to review according to the performance of the Partnering Team members at the following intervals by the following procedures:~~

Delete: not applicable

Clause 13.3 *(Delete if not applicable)* Clause 13.3 of the Partnering Terms applies and those Partnering Team members entitled to serve notice of termination and the period(s) of such notice shall be as follows:

Twelve months notice of termination

.....

Clause 13.7 *(Delete as appropriate)* Clause 13.7 of the Partnering Terms applies/~~does not apply.~~

Clause 14.1 Under the Problem-Solving Hierarchy each of the following individuals shall have a period of five(5) Working Days to agree a solution with the individuals stated alongside their respective names, failing which the notified difference or dispute shall be referred to the next named individuals in the sequence (if any):-

Client	Service Provider	Client Representative
(1) Carla Smith	Bryan Philpott.....
(2) Sara Wright.....	David Ashby.....
(3) C. Waterman.....	Roger Walton

Clause 14.3 *(Delete if not applicable)* ~~The Conciliator shall be:~~
Delete: not applicable.....

Clause 14.4 *(Delete if not applicable)* The Adjudicator shall be: As nominated by the President or Vice President of the Royal Institution of Chartered Surveyors

.....

Clause 14.5 England & Wales

Reference in Partnering Terms

Clause 15
(Delete if not applicable)

The Special Terms are set out below and/or attached to this Term Partnering Agreement:-

15.1 Contract clauses concerning corruption, assignment, equal opportunities, health & safety, Child Protection and Freedom of Information, as more particularly shown in Volume 17 Appendix 6.....

.....
.....

15.2 This Partnering Contract constitutes the complete and entire agreement between the Client and the Service Provider and supersedes all other oral and/or written communications and representations. The parties shall not be bound by or be liable for any statement, representation, promise, inducement or understanding not contained in this Partnering Contract. No amendments or modifications of this Partnering Contract shall be valid unless made in writing and executed as a deed by the parties.

15.3 The Service Provider shall be deemed to have carried out all research inquiries and investigations (any information provided by or on behalf of the Client is provided by way of information only and the Client makes no representation or warranty as to the accuracy, reliability or completeness of such information) and obtained all necessary information as to risks, contingencies, and any other circumstances which might reasonably affect its tender.

15.4 The Service Provider shall have no claim whatsoever against the Client in respect of the matters described at clause 15.3. No compensation or remuneration whatsoever shall be payable by the Client to the Service Provider in respect of the nature or scope of the works being different to that envisaged by the Service Provider.

Dover District Council of/whose registered office is at
White Cliffs Business Park, Whitfield, Dover, Kent CT16 3PJ
and of fax number.....
and e-mail address
(the “**Client**”)

EXECUTED AS A DEED by the **Client**
by affixing hereto its common seal
in the presence of

.....
.....

or Acting by

Director

Director/
Secretary

..... of/whose registered office is at
.....

and of fax number and e-mail address
(the “**Service Provider**”)

EXECUTED AS A DEED by the
Service Provider by affixing hereto its
common seal in the presence of

.....
.....

or Acting by

Director

Director/
Secretary

Property Services, Dover District Council of/whose registered office is at
White Cliffs Business Park, Whitfield, Dover, Kent CT16 3PJ

and of fax number 01304 872240..... and e-mail address maintenance@dover.gov.uk.
(the “**Client Representative**”)

SIGNED for and on behalf of the **Client Representative** by

.....

Name

Title

or EXECUTED AS A DEED by the **Client Representative** by affixing hereto its common seal in the presence of

.....

.....

In the presence of:

.....

.....

or Acting by

Director

Director/
Secretary

[Executed by any other Partnering Team members]

TPC 2005 (Amended 2008)

ACA Standard Form of Contract
for Term Partnering

Partnering Terms

Partnering Terms Contents

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PARTNERING TERMS

1. **Partnering Team, Partnering Documents, Communication and Organisation**
- | | | |
|---|-----|--|
| Roles and responsibilities | 1.1 | The Partnering Team members shall work together and individually in the spirit of trust, fairness and mutual co-operation for the benefit of the Term Programme, within the scope of their agreed roles, expertise and responsibilities as stated in the Partnering Documents, and all their respective obligations under the Partnering Contract shall be construed within the scope of such roles, expertise and responsibilities, and in all matters governed by the Partnering Contract they shall act reasonably and without delay. |
| Definitions | 1.2 | All words and expressions used in the Partnering Documents shall have the meanings stated in the Definitions set out in Appendix 1 or (if not in conflict with the Definitions) the meanings stated elsewhere in the Partnering Documents. |
| Partnering Documents | 1.3 | The Partnering Documents are described in the Term Partnering Agreement and any Partnering Document created or amended in accordance with these Partnering Terms shall be binding on all Partnering Team members except that no Partnering Document shall create or amend the role, expertise, responsibilities or other obligations of any Partnering Team member who does not sign it. |
| Responsibility for Partnering Documents | 1.4 | The Partnering Team member who prepares or contributes to any one or more Partnering Documents shall be responsible for the consequences of any error or omission in, or any discrepancy between, such Partnering Documents or its contributions to them, except to the extent of its reliance (if stated in such Partnering Documents) on any contribution or information provided by any one or more other Partnering Team members. |
| Priority of Partnering Documents | 1.5 | All Partnering Documents shall be treated as complementary and it shall be the duty of all Partnering Team members to warn each other of any error, omission or discrepancy of which they become aware and, within the scope of their agreed roles, expertise and responsibilities, to put forward proposals for Client approval to resolve such error, omission or discrepancy fairly and constructively without adversely affecting the agreed cost or time for completion or quality of the Term Programme or any Task. In the event that any error, omission or discrepancy cannot be so resolved, then the priority between Partnering Documents shall be as set out in the Term Partnering Agreement in descending order except where all Partnering Team members agree otherwise. |
| Core Group | 1.6 | The Partnering Team members shall establish a Core Group to review and stimulate the implementation of the Term Programme, comprising the individuals named in the Term Partnering Agreement subject to changes agreed by the Partnering Team members. Each Partnering Team member shall ensure that any of its employees who are Core Group members shall attend Core |

		Group meetings and fulfil the agreed functions of a Core Group member in accordance with the Partnering Documents.
Core Group meetings and decisions	1.7	A meeting of the Core Group members shall be convened by the Client Representative at the request of any Core Group member and otherwise as required by the Partnering Documents by not less than five (5) Working Days notice to all Core Group members (unless all Core Group members agree a shorter period) to all Core Group members stating its agenda. Each such meeting shall be chaired by an individual to be agreed at that meeting and shall deal only with the matters listed in its agenda (unless all Core Group members agree otherwise). Decisions of the Core Group shall be by Consensus of all Core Group members present at that meeting and the Partnering Team members shall comply with any decision of the Core Group made within the scope of its agreed functions.
Early Warning	1.8	Each Partnering Team member shall notify the others as soon as it is aware of any matter adversely affecting or threatening the Term Programme or any Task or its own performance under the Partnering Contract, and shall submit (within the scope of its agreed role, expertise and responsibilities) proposals for avoiding or remedying such matter. The Client Representative shall convene a Core Group meeting within five (5) Working Days from the date of any such notification to agree an appropriate course of action unless all Core Group Members agree such course of action without a meeting.
Additional Partnering Team members	1.9	Where the Partnering Team members agree that another party offers sufficient contribution to the Term Programme to become a Partnering Team member, then such party and the Partnering Team members shall execute a Joining Agreement based on the form set out in Appendix 2 stating the Joining Party's agreed role, expertise and responsibilities and the Joining Party shall assume all the rights and obligations of a Partnering Team member as a party to the Partnering Contract from the date of such Joining Agreement.
Communications	1.10	Except as otherwise agreed in writing, all communications between Partnering Team members shall be in writing by receipted hand delivery or recorded delivery post or fax or (if the Partnering Team members have signed an appropriate procedural agreement) e-mail, in each case effective from the date of delivery to the address of the relevant Partnering Team member set out in the Term Partnering Agreement or a Joining Agreement or to such other address as a Partnering Team member shall notify to the other Partnering Team members.
Interested Parties	1.11	Subject to clause 9.3, the Partnering Team members shall establish involvement in the Term Programme by the Interested Parties as each stated in the Term Partnering Agreement.

	2.	Objectives, processes, partnering timetable, KPIs, targets and incentives
Objectives	2.1	<p>The Partnering Team members shall establish, develop and implement their partnering relationships, within their agreed roles, expertise and responsibilities and in accordance with the Partnering Documents, with the objectives of achieving for the benefit of the Term Programme and for the mutual benefit of Partnering Team members:-</p> <ul style="list-style-type: none"> (i) trust, fairness, mutual co-operation, dedication to agreed common goals and an understanding of each other's expectations and values; (ii) satisfaction of the agreed pre-conditions to implementation of the Term Programme referred to in clause 6.1; (iii) implementation of Tasks within the agreed time and price and to the agreed quality pursuant to Orders issued in accordance with clause 6; (iv) innovation, improved efficiency, cost-effectiveness, lean production, improved sustainability and other measurable continuous improvements by means of the Processes referred to in clause 2.2 and by reference to the agreed KPIs and Targets referred to in clause 2.5 and; (v) commitment to people including staff and Users; (vi) any additional objectives stated in the Term Partnering Agreement.
Processes	2.2	The Partnering Team members shall implement the Value Management, Value Engineering and other Processes described in the Term Partnering Agreement and any additional or amended Processes recommended by the Core Group and agreed by the Partnering Team members.
Partnering Timetable	2.3	The Partnering Team members shall undertake the Processes and the other activities set out against their respective names in the Partnering Timetable regularly and diligently in the stages and within the periods and/or deadlines stated in the Partnering Timetable.
Cost savings and added value	2.4	The Core Group shall investigate the potential for cost savings and added value in the implementation of the Term Programme and each Task and shall recommend additional or amended Processes for Client approval.

KPIs and Targets	2.5	The success of the partnering relationships and the performance of the Partnering Team members shall be kept under regular review by the Core Group by reference to the KPIs and Targets set out in Appendix 3 Part 1 and any additional or amended KPIs and Targets recommended by the Core Group and agreed by the Partnering Team members. The Partnering Team members shall use reasonable skill and care, within the scope of their agreed roles, expertise and responsibilities and in accordance with the Partnering Documents, to achieve their agreed Targets.
Incentives	2.6	The Partnering Team member shall implement the Incentives set out in Appendix 3 Part 2 and any additional or amended Incentives recommended by the Core Group and approved by the Client.
Exchange of information	2.7	The Partnering Team members shall keep records of their activities in relation to the Term Programme as required by the Partnering Documents and, subject to clause 12.3, shall permit inspection of such records by other Partnering Team members and shall exchange information transparently and co-operatively.
	3.	Client Representative and Partnering Adviser
Client Representative functions	3.1	<p>The Client Representative shall be authorised to represent the Client in all matters relating to the Term Programme, subject to any restrictions stated in the Term Partnering Agreement, and shall:-</p> <ul style="list-style-type: none"> (i) fulfil its functions as described in these Partnering Terms, exercising any discretion fairly and constructively and facilitate and monitor implementation of the Term Programme and each Task in accordance with the Partnering Documents; (ii) call, organise and minute meetings of the Core Group members in accordance with clause 1.7; (iii) facilitate and monitor the Processes and organise partnering workshops and other activities of the Partnering Team members in accordance with the Partnering Timetable.
Instructions to Service Provider	3.2	The Client Representative may issue such instructions to the Service Provider as are consistent with the Partnering Documents, including Orders in accordance with clause 6.
Objection to instructions	3.3	If an instruction issued by the Client Representative is contrary to any Partnering Document or otherwise demonstrably not in the best interests of the Term Programme, the Service Provider shall notify an objection to the Client within five (5) Working Days from the date of such instruction and, if agreement cannot be reached on such objection, then within five (5) Working Days from confirmation of such instruction by the Client Representative the Service Provider may implement the procedures described in clause 8 or clause 14 if appropriate.

Compliance with instructions	3.4	Subject to clause 3.3, the Service Provider shall promptly carry out an instruction of the Client Representative. If the Service Provider shall not carry out such instruction within five (5) Working Days from the date of a notice from the Client under this clause 3.4 repeating the instruction, then the Client may pay another party to carry out such instruction and the Service Provider shall permit such other party to do so and any consequent cost additional to the relevant Task Price(s) shall be borne by the Service Provider by payment to the Client or deduction from payments otherwise due pursuant to clause 7.
Partnering Adviser	3.5	The Partnering Adviser shall provide fair and constructive advice and support to Partnering Team members as to the preparation of the Partnering Documents, the implementation of the Processes, the development of the partnering relationships, the operation of the Partnering Contract and the avoidance or resolution of any problems or disputes, subject in each case to prior agreement of the Partnering Adviser's costs and duty of care.
Replacement of Partnering Adviser	3.6	The Partnering Adviser may be replaced at any time by a decision of the Core Group.
	4.	Health and Safety and Site Welfare
CDM Regulations	4.1	If any Task(s) are within the scope of the CDM Regulations, then in respect of such Task(s) the Service Provider shall act as "principal contractor" and a CDM Co-ordinator shall be appointed as stated in the Term Partnering Agreement and all Partnering Team members shall carry out their duties and obligations under the CDM Regulations.
Health and safety	4.2	The Partnering Team members shall implement the health and safety and Site welfare measures described in the Partnering Documents.
	5.	Supply Chain
Specialist relationships	5.1	Any proposed Specialist appointments shall be subject to the Client's prior approval and the Service Provider shall seek to establish relationships with all Specialists that are complementary to the relationships between the Partnering Team members, that secure the best available warranties and support, that maximise the potential for innovation and other contributions to the Term Programme and that demonstrate best value to the Client compliant with the Partnering Documents.
Responsibility for Specialists	5.2	The Service Provider shall be responsible for all aspects of the performance by each Specialist of its responsibilities in relation to the Term Programme.

Replacement of Specialists	5.3	The Service Provider shall not terminate any Specialist Contract without prior Consultation with the Client and, if any Specialist Contract is terminated, the Service Provider shall replace that Specialist with a comparable alternative subject to the Client's prior approval after Core Group Consultation.
Instructions to Specialists	5.4	Only the Service Provider shall have authority to issue instructions to any Specialist.
Business Cases	5.5	Subject to clause 5.6, each proposed Direct Labour Package or appointment of a Preferred Specialist shall be subject to the Client's prior approval according to a Business Case prepared by the Service Provider.
Specialist Tenders	5.6	If the Client after Core Group Consultation does not approve a Business Case as demonstrating best value compliant with the Partnering Documents, or if the Partnering Team members agree that a tender is appropriate in respect of any element of the Price Framework or otherwise for any proposed Specialist appointment, a tender shall be conducted by the Service Provider to select a Specialist in accordance with the procedures described in the Term Partnering Agreement. The Client Representative shall be sent copies of all tender documents and shall be invited to attend all meetings with Tenderers and the Service Provider shall present the tender results and recommendations for prior Client approval.
Volume Supply Agreements	5.7	Each Partnering Team member shall notify the others of any Volume Supply Agreement of which it is aware that could be of benefit to the Term Programme and, if so agreed by the Client and the Service Provider, the Service Provider shall enter into a Specialist Contract adopting the prices and terms of such Volume Supply Agreement and shall assume responsibility for the relevant Specialist, and the Price Framework shall be adjusted as appropriate.
	6.	Implementation of Term Programme, Orders and Tasks
Pre-conditions	6.1	Implementation of the Term Programme shall be subject to satisfaction of the pre-conditions stated in the Term Partnering Agreement and no Orders shall be issued until such pre-conditions have been satisfied.
Orders	6.2	Each Order shall be issued by the Client Representative based on the form set out and shall state in respect of any one or more Tasks:- <ul style="list-style-type: none"> (i) nature of the activities to be undertaken to complete the Task; (ii) each Task Date/Time for Completion or the agreed method of calculating the Task Date/Time for Completion; (iii) each Task Price or the agreed method of calculating the Task Price.

Completion of Tasks	6.3	Subject to clause 3.3, the Service Provider shall confirm receipt of each Order and shall undertake and complete each Task in accordance with each Order and the other Partnering Documents, in consideration for which the Client shall pay to the Service Provider the relevant Task Price calculated in accordance with the Price Framework subject only to such increases and decreases as are in accordance with these Partnering Terms.
Risk and ownership	6.4	Subject to clause 6.10 the risk of loss or damage to all and any materials, goods and equipment intended for (or for use in connection with) any Task, whether on or off Site, shall remain with the Service Provider until Task Completion, and ownership of all materials, goods and equipment intended for any Task shall pass to the Client when they are incorporated into a Site or when the Service Provider receives payment for them pursuant to clause 7 (whichever shall be the earlier).
Indemnity	6.5	Throughout the implementation of each Task, the Service Provider shall be liable for, and shall indemnify the Client against, any liability, damage, loss, expense, cost, claim or proceedings in respect of personal injury to or death of any person and in respect of loss of or damage to any property arising out of or in connection with the implementation of each Task, whether on or off Site, provided that the Service Provider's liability in respect of loss of or damage to any such property shall arise only insofar as this is due to any negligence, omission or default of the Service Provider or any Specialist, and provided also that the Service Provider's liability to indemnify the Client under this clause 6.4 shall reduce proportionately to the extent that the negligence, omission or default of the Client or any Consultant has contributed to the relevant injury, death, loss or damage.
Quality and standards	6.6	The Service Provider shall implement each Task supplying and using materials, goods and equipment of types and standards that are compliant with the Partnering Documents and otherwise appropriate to the Term Programme, and shall apply the Quality Management System set out in the Term Brief.
Failure or delay in Task Completion	6.7	If the Service Provider fails to undertake any Task or delays Task Completion of any Task beyond the relevant Task Date/Time for Completion, the Client's remedies shall be as stated in the Term Partnering Agreement.
Rectification of defects	6.8	Following Task Completion the Service Provider shall attend the Site of a Task whenever notified by the Client of any defects in that Task which may appear within the Defects Liability Period(s) stated in the Term Partnering Agreement and which are due to materials, goods, equipment or workmanship not in accordance with the Partnering Documents. Such defects shall be rectified by the Service Provider at no cost to the Client within the period(s) for rectification stated in the Term Partnering Agreement unless the Client Representative shall otherwise instruct.

Access and possession	6.9	The Partnering Team members' access to and possession of the Sites shall be subject to the constraints, procedures and arrangements stated in the Term Partnering Agreement.
Responsibility for Sites	6.10	The Partnering Team members' responsibility for the security, state and condition of the Sites shall be as stated in the Term Partnering Agreement and the Term Brief.
Value/number of Orders	6.11	The Partnering Team members acknowledge that, except to the extent stated in the Term Brief, there is no guaranteed minimum value or number of Orders.
	7.	Prices and Payment
Price Framework and Consultant Payment Terms	7.1	Task Prices shall be calculated in accordance with the Price Framework and amounts due to Consultants shall be calculated in accordance with the relevant Consultant Payment Terms, subject in each case to adjustment in accordance with the Partnering Documents and addition of VAT (if applicable).
Open-book	7.2	If stated in the Term Partnering Agreement that this clause 7.2 applies, the Service Provider's Profit, Central Office Overheads and Site Overheads shall be identified in the Price Framework and Task Prices shall be calculated on an Open-book basis in accordance with the Price Framework.
Payment applications	7.3	Subject to any other payment arrangements set out in the Price Framework and the Consultant Payment Terms, applications for payment of amounts due shall be submitted to the Client by the Service Provider and each Consultant at the end of each calendar month accompanied by the details stated in the Price Framework.
Valuation of payments to Service Provider	7.4	Subject to any revised period stated in the Price Framework, within fifteen (15) Working Days from receipt of each application for payment made by the Service Provider in accordance with clause 7.3, the Client Representative shall issue to the Service Provider a valuation specifying the proposed payment, calculated in accordance with the Price Framework to establish the value of the works and/or services provided by the Service Provider less the total of all amounts previously paid under the Partnering Contract and adjusted to reflect any Incentives, and each such valuation shall be notice pursuant to Section 110(2) of the HGCRA and its date shall be the due date for payment.
Notice of payments to Consultants	7.5	Subject to any revised period stated in the relevant Consultant Payment Terms, within fifteen (15) Working Days from receipt of each application for payment made by a Consultant in accordance with clause 7.3, the Client shall issue to the relevant Consultant a notice specifying the proposed payment, calculated in accordance with the Consultant Payment Terms to establish the value of the services provided by that Consultant less the total of all amounts previously paid under the Partnering Contract and adjusted to reflect any Incentives, and each such notice shall be notice pursuant to Section 110(2) of the HGCRA and its date shall be the due date for payment.

Payments to Service Provider and Consultants	7.6	Subject to any revised periods stated in the Price Framework, the Client shall pay to the Service Provider and each Consultant the respective amounts due to each of them pursuant to clauses 7.4 and 7.5 within fifteen (15) Working Days from the due date for payment or within ten (10) Working Days from the date of receipt by the Client of any required VAT invoice in the same amount, whichever shall be the later, and the later of such dates shall be the final date for payment. Any delay in a due payment beyond such final date for payment shall entitle the payee to be paid interest at the rate stated in the Term Partnering Agreement, and the Service Provider and the Consultants confirm that such interest is a substantial remedy for late payment in compliance with Section 9 of the Late Payment Act.
Withholding or deduction	7.7	Not later than two (2) Working Days before the final date for payment of any amount due, the Client may give notice to the payee pursuant to Section 111(1) of the HGCRA, specifying any amount proposed to be withheld or deducted from the amount otherwise due together with the ground or grounds for such withholding or deduction and the amount attributable to each such ground.
Adjustment of valuations and notices	7.8	No valuation or notice or VAT invoice or payment shall: <ul style="list-style-type: none"> (i) prevent its later reconsideration and adjustment; or (ii) constitute or imply or be evidence of approval or acceptance of any part of any Task.
Fluctuation	7.9	Amounts payable under the Partnering Contract shall be subject only to such fluctuation provisions, if any, as are stated in the Price Framework and Consultant Payment Terms.
Payments to Specialists	7.10	The Service Provider shall pay to Specialists the amounts to which they are entitled in accordance with their respective Specialist Payment Terms (with provision for interest equivalent to clause 7.6) and shall maintain full records of all amounts payable and paid to each Specialist.
Inspection of financial records	7.11	Each Partnering Team member shall allow the Client Representative to visit its offices and to inspect its financial records in relation to the Term Programme at any time subject to reasonable notice.

Statutory deduction	7.12	Where the Client is a “contractor” for the purpose of the Finance Act, then not later than fifteen (15) Working Days prior to the Service Provider’s first application for payment, and at any other time upon request, the Service Provider shall either provide the Client with evidence that the Service Provider is entitled to be paid without the statutory deduction referred to in the Finance Act or inform the Client that it is not entitled to be paid without such statutory deduction (and in the latter case the Service Provider shall immediately inform the Client if it subsequently becomes entitled to be paid without such statutory deduction) and the Client shall be entitled to receive from the Service Provider evidence supporting the Service Provider’s stated entitlement to be paid without such statutory deduction.
Final account	7.13	Within forty (40) Working Days following the end of the Term, the Client Representative shall prepare and issue to the Client and the Service Provider a Final Account, which when agreed by them shall be conclusive evidence as to the balance due between them and, upon such agreement, the Client Representative shall issue a Final Account valuation. The Client shall pay in accordance with clause 7.6 the amount stated in the Final Account valuation, and clause 7.8(i) shall not apply to such valuation. If agreement is not reached within forty (40) Working Days from the date of issue of the Final Account, either the Client or the Service Provider may implement the procedures described in clause 14 if appropriate.
Suspension of performance	7.14	If the Client fails to make any payment due in accordance with this clause 7 by the stated final date for payment, and if such failure shall continue for seven (7) days after the Service Provider or a Consultant has given the Client written notice of its intention to suspend performance and the grounds for such intended suspension, then the Service Provider or such Consultant may suspend performance of its obligations under the Partnering Contract until payment is received in full.
	8.	Change and Risk Management
Risk Management	8.1	The Partnering Team members recognise the risks involved in the Term Programme and shall undertake Risk Management together and individually in accordance with the Partnering Documents in order to analyse and manage such risks in the most effective ways.
Risk Register	8.2	If stated in the Term Partnering Agreement that this clause 8.2 applies, the Partnering Team members shall undertake the Risk Management actions described in the Risk Register within the periods and/or deadlines stated in such Risk Register and the Partnering Timetable.

Change	8.3	<p>A Change may be proposed by any Partnering Team member for approval by the Client if it is of demonstrable benefit to the Term Programme. Implementation of any Change so approved, or of any Change proposed by the Client, shall be subject to prior agreement between the Client and the Service Provider of its effects on cost and time unless the Client Representative instructs the Service Provider to implement such Change in advance of such agreement. If the Client Representative instructs the Service Provider to implement a Change in advance of agreement of its cost and time effects, the Client Representative shall ascertain such effects on a fair and reasonable basis, utilising wherever possible relevant periods of time agreed for completion of comparable Tasks and relevant amounts in the Price Framework, and shall notify the Client and the Service Provider accordingly within twenty (20) Working Days from the date of the instruction to implement the relevant change. If the Client or the Service Provider disputes any such Client Representative's notice, it shall notify such dispute under clause 14.1 within twenty (20) Working Days from the date of the Client Representative's notice and, in the absence of such notification of dispute or pending its resolution, the Service Provider shall be entitled to any adjustment of time and/or cost stated in the Client Representative's notice. The time and cost effects of any Change</p> <p>when agreed or established in accordance with this clause 8.3 shall be binding on the Partnering Team members.</p>
Extension of time and additional payment	8.4	<p>Where any matter arises which is beyond the reasonable control of the Service Provider and any Specialists and where despite the Service Provider's best endeavours such matter adversely affects the agreed time to complete any Task(s) and/or the agreed cost of any Task(s), then the Service Provider shall immediately notify the Client Representative with all available evidence and (subject to clause 8.5) cost information in respect of such matter and detailed proposals for minimising its effects and (subject to any risk sharing arrangements set out in the Term Partnering Agreement) shall be entitled to such fair and reasonable extension of the agreed time to complete the relevant Task(s) and/or (subject to clause 8.5) such fair and reasonable adjustment to the agreed Task Price(s) as the Client Representative shall determine and shall notify the Client and the Service Provider within twenty (20) Working Days from the date of the notification to the Client Representative. If the Client or the Service Provider disputes any such time and/or cost adjustment, it shall notify such dispute under clause 14.1 within twenty (20) Working Days from the date of the Client Representative's notice and, in the absence of such notification of dispute or pending its resolution, the Service Provider shall be entitled to any extension of time and/or any cost adjustment stated in the Client Representative's notice.</p>

Limits of additional payment	8.5	The Service Provider shall be entitled to claim in respect of any matter described in clause 8.4 only such additional amounts as are described in the Term Partnering Agreement and not any additional Profit or Central Office Overheads, where identified in the Price Framework, or any loss of profit on other works or services or any other additional payment of any kind.
Consultants' entitlements	8.6	The entitlement of any Consultant, arising from a Change established in accordance with clause 8.3 or an entitlement of the Service Provider to extension of time and/or cost adjustments in accordance with clause 8.4, shall be established in accordance with the relevant Consultant Payment Terms and shall not arise otherwise.
	9.	Duty of Care and Warranties
Skill and care	9.1	In all their activities relating to the implementation of the Term Programme and each Task and all incidental activities governed by the Partnering Documents, the Partnering Team members shall use reasonable skill and care appropriate to their respective roles, expertise and responsibilities as stated in the Partnering Documents, and shall owe each other such duty of care in respect of all their agreed obligations under the Partnering Contract, subject to any amendments and restrictions stated in the Term Partnering Agreement.
Collateral warranties	9.2	If stated in the Term Partnering Agreement, a Partnering Team member shall provide or obtain for the benefit of each of the parties stated against its name collateral warranties in the specified forms annexed to the Term Partnering agreement if and when so requested by the Client.
Third party rights	9.3	Except as otherwise stated in the Term Partnering Agreement, and notwithstanding any other provision of the Partnering Terms, and without prejudice to any collateral warranty entered into pursuant to clause 9.2, nothing in the Partnering Contract confers or purports to confer any benefit or right to enforce any of its terms on any person who is not a party to it.
	10.	Insurances
Third party insurance	10.1	Third party liability insurance shall be taken out by each Partnering Team member for the amount stated against its name in the Term Partnering Agreement or any Joining Agreement.
Additional insurances	10.2	Insurance of the activities comprising each Task shall be taken out by the Service Provider and additional insurances shall be taken out by Partnering Team members as stated in the Term Partnering Agreement or any Joining Agreement.

Insurance terms	10.3	All insurances referred to in clauses 10.1 and 10.2 shall be with such insurers, for such risks, with such exclusions and deductibles, and on such other terms as shall be approved by the Client in advance, none of which shall be altered without the Partnering Team members' prior consent, and all such insurances shall be maintained until the end of the Term (unless otherwise stated in the Term Partnering Agreement or any Joining Agreement) and no Partnering Team member shall do anything to breach or invalidate any such insurances.
Insurance details	10.4	Each Partnering Team member shall produce to the others evidence of its agreed insurances by way of copy policies or detailed certification.
	11.	Employees and Assets
Employees	11.1	Each Partnering Team member shall employ for the purposes of the Term Programme individuals with the necessary skills, qualifications and experience and shall be liable to the other Partnering Team members for any loss, damage, injury or death caused by the default or negligence of any such individual when on Site or otherwise under its control.
TUPE	11.2	The contractual responsibilities of the Partnering Team members in respect of TUPE and pensions shall be as stated in the Term Partnering Agreement.
Client assets	11.3	In respect of any materials, goods, equipment, premises and other assets identified in the Term Partnering Agreement and any other assets made available by the Client for the purposes of the Term Programme, the responsibilities of the Partnering Team members shall be as stated in the Term Partnering Agreement.
	12.	General Conditions
Exclusion of partnership	12.1	Nothing in the Partnering Documents shall create, or be construed as creating, a partnership between any of the Partnering Team members. No Partnering Team member shall conduct itself in such a way as to create the impression that such a partnership exists.
Assignment and sub-contracting	12.2	No Partnering Team member shall assign or sub-contract any of its rights or obligations under any of the Partnering Documents without the prior consent of all other Partnering Team members, except as stated in the Term Partnering Agreement or in accordance with clause 5.
Confidentiality	12.3	The Partnering Team members shall not reveal to any third party (except as expressly agreed or as obliged by law) any information exchanged between them, if and to the extent that it is stated or known by them to be confidential, and shall use such information only for the purposes of the Term Programme.

13. **Term and Termination**

Term	13.1	The duration of the Term shall be as stated in the Term Partnering Agreement subject to this clause 13.
Review of Term	13.2	If stated in the Term Partnering Agreement that this clause 13.2 applies, the Term shall be subject to review according to the performance of the Partnering Team members at the intervals and by the procedures stated in the Term Partnering Agreement.
Termination by notice	13.3	If stated in the Term Partnering Agreement that this clause 13.3 applies, the Client may terminate the appointment of all other Partnering Team members, and any other Partnering Team member stated in the Term Partnering Agreement may terminate its own appointment, at any time during the Term or as otherwise stated by the period(s) of notice to all other Partnering Team members stated in the Term Partnering Agreement.
Termination on expiry	13.4	The appointment by the Client under the Partnering Contract of all Partnering Team members shall terminate on expiry of the Term save only as regards any Tasks uncompleted on that date.
Bankruptcy or insolvency	13.5	<p>In any Partnering Team member:</p> <p>(a) being an individual is the subject of a bankruptcy order, or has a bankruptcy petition filed against him or her; or enters into an individual voluntary arrangement, a deed of arrangement or any other composition or arrangement with his or her creditors in satisfaction of his or her debts; or has any distress, execution or other process levied or applied for in respect of the whole or any part of any of his or her property or assets; or</p> <p>(b) being a body corporate has an order made for its winding up or a petition is presented or a meeting is convened for the purpose of considering a resolution for its winding up or any such resolution is passed (except for any members' voluntary winding up for the purposes of amalgamation or reconstruction on terms previously approved in writing by all the other Partnering Team members); or has a receiver (including an administrative receiver) or manager appointed in respect of the whole or any part of its property, assets or undertaking; or has an administrator appointed (whether by the court or otherwise) or any step is taken (whether in or out of court) for the appointment of an administrator or any notice given of an intention to appoint an administrator; or has any distress, execution or other process is levied or applied for in respect of the whole or any part of its property, assets or undertaking; or has any composition in satisfaction of its debts or scheme of arrangement of its affairs or compromise or arrangement between it and its creditors and/or members or any class of its creditors and/or members proposed, sanctioned or approved; or</p>

(c) any event analogous to any of the above occurs in any jurisdiction outside England and Wales;

then, in any such case, the appointment of that Partnering Team member under the Partnering Contract shall automatically terminate with immediate effect or, if that Partnering Team member is the Client, then the appointment of all other Partnering Team members shall automatically terminate with immediate effect.

Partnering Team member breach	13.6	In the event that any Partnering Team member shall breach the Partnering Contract so as to have a demonstrable adverse effect on the implementation of the Term Programme or any Task and shall not remedy such breach within ten (10) Working Days from the date of notice from another Partnering Team member specifying the breach then, after notifying the Core Group and allowing a period of ten (10) Working Days from the date of such notification to receive and consider their recommendations, the notifying Partnering Team member (if it is not the Client) may terminate its own appointment under the Partnering Contract or (if it is the Client) may terminate the appointment of the Partnering Team member in breach, in each case by notice with immediate effect.
Prevention of corruption	13.7	If stated in the Term Partnering Agreement that this clause 13.7 applies, the Client shall be entitled to terminate the appointment of any other Partnering Team member by notice with immediate effect if that Partnering Team member gives any payment or other reward the receipt of which is an offence under Section 117(2) of the Local Government Act.
Payment following termination	13.8	In the event of termination in accordance with clauses 13.2, 13.3 or 13.4 or by reason of Client bankruptcy or insolvency under clause 13.5 or by any Partnering Team member of its own appointment in accordance with clause 13.6, the relevant Partnering Team member(s) shall be entitled to payment in accordance with clause 7 of the total amount(s) properly due up to the date of termination.
Consequences of termination for bankruptcy, insolvency or default	13.9	In the event of termination of any other Partnering Team member's appointment by reason of its bankruptcy or insolvency under clause 13.5 or by the Client in accordance with clauses 13.6 or 13.7, the Client shall not be bound to make any further payment to that Partnering Team member and may complete all Tasks using others in place of that Partnering Team member.
Accrued rights and obligations	13.10	Termination of the appointment of any Partnering Team member shall not affect the mutual rights and obligations of the Partnering Team members accrued at the date of termination.

	14.	Problem Solving and Dispute Avoidance or Resolution
Notice and Problem-Solving Hierarchy	14.1	As soon as it is aware of any difference or dispute, a Partnering Team member shall give notice to the others and the Partnering Team members involved in a difference or dispute shall apply the Problem-Solving Hierarchy set out in the Term Partnering Agreement and Joining Agreement in seeking to achieve an agreed solution to the notified difference or dispute.
Core Group review	14.2	Where application of the Problem-Solving Hierarchy does not achieve a solution acceptable to all Partnering Team members involved in a difference or dispute, then the Client Representative shall convene a Core Group meeting at no more than ten (10) Working Days notice, notifying all available information and inviting all involved Partnering Team members and the Partnering Adviser, who shall attend and make constructive proposals in seeking to achieve an agreed solution.
Conciliation, mediation or other alternative dispute resolution	14.3	If any difference or dispute is not resolved in accordance with clauses 14.1 and 14.2 and provided that no Partnering Team member has by reason of that difference or dispute exercised a right of termination under clause 13, then the Partnering Team members involved in a difference or dispute may refer it to conciliation in accordance with the procedure referred to in Appendix 7 Part 1 or to mediation or any other form of alternative dispute resolution recommended by the Partnering Adviser.
Adjudication	14.4	The procedures under clauses 14.1, 14.2 and 14.3 are without prejudice to the rights of any Partnering Team member involved in a difference or dispute to refer it to adjudication, and any such reference shall be in accordance with the procedure referred to in Appendix 7 Part 2.
Law and jurisdiction	14.5	The Partnering Contract shall be governed by the laws of the country stated in the Term Partnering Agreement and shall be subject to the non-exclusive jurisdiction of the courts of that country and the Partnering Team members shall comply with all laws and regulations currently in force in that country and with the terms of all statutory and other legally binding requirements relating to the Term Programme.
	15.	Special Terms
Special Terms	15.1	Any agreed terms amending or supplementing these Partnering Terms shall be identified as special terms by reference to this clause 15 and shall be set out in or attached to the Term Partnering Agreement.

16. **Supplementary Preliminary Conditions**

The Service Provider shall note that the Client Representative may change as a result of discussions to set up an ALMO between Canterbury, Thanet, Shepway and Dover District Council's. In this event the Service Provider shall be expected to cooperate in the transfer of duties from one party to another.

NOTE The Client Representative specifically requires the following preliminary clauses.

16.1 Tendering Procedure

Is to be in accordance with the principles of the Code of Procedure for Single Stage Selective Tendering 1994. (Alternative 2)

16.2 Measurements and costs to be Included

The Service Provider's attention is drawn to the fact that this is a self-measure contract and it is his responsibility to provide an accurate measured account for each order. This will be checked on site through sample post-inspections to verify the correct measurements are being used.

Examine these preliminaries, preambles and all other documents referred to herein and allow for the costs of fulfilling all obligations and liabilities in connection thereto as a percentage on the price in the Schedule of Rates.

Upon request, the Service Provider shall provide the Client Representative with detailed method statements and updates of the same, giving precise information as to how the requirements of these Contract Conditions will be met.

16.3 Orders Priority Coding

The following priorities and coding structures are used on this contract:

"C" (Call Out – out of normal hours working) – to be completed within 4 hours of the order issue time.

"4H" (Emergency – within normal working hours) – to be completed within 4 hours of the order issue time.

"1" - to be completed within 1 working day of the order issue date.

"3" - to be completed within 3 working days of the order issue date.
(includes repair type void work).

"7" - to be completed within 7 working days of the order issue date.

"V" - to be completed within 10 working days of the order issue date.
(includes renewal type void work).

"R" – to be completed within 15 working days of the order issue date.

"X" - to be completed within 25 working days of the order issue date.

"Y" - to be completed within the number of days of the order issue date determined by the Client Representative.

The Service Provider shall note that priorities of work may be changed as a result of the East Kent ALMO and the current priorities used by the other Council's are 4 hours, 24 hours, 3 days and 16 days.

16.4 Additional Rates

Where additional items and rates are inserted into the document, these items and rates will be used within the contract with the same contract percentage adjustments.

16.5 Notices and Fees to Local Authorities and Public Undertaking

The Service Provider shall allow for all fees, charges, rates and taxes legally demandable by an Act of Parliament or any regulation or bye-law of any local authority or statutory undertaking in respect of the works, including rates upon temporary buildings.

16.6 Emergency Call-Out Service

The Service Provider is to provide a 24-hour continuous emergency call-out service throughout the Contract for attending to emergency or call out works. The Service Provider shall arrange for the work necessary to be dealt with immediately, in accordance with the Work Priorities noted above.

For the above purpose, the Service Provider shall make available competent tradesmen and provide an emergency telephone number, to enable authorised Council officers to contact the Service Provider and in turn the Service Provider to telephone the operatives direct, when emergency repairs are needed.

As part of the call-out service the Service Provider is to have available a minimum of six electric fan heaters at all times for use in emergencies (i.e. no heating to the property). The Service Provider will be responsible for the provision and removing of the heaters when the emergency is over. The Service Provider is also to have available two dehumidifiers for use in drying out damp to properties. Payment for this will be deemed to be included in the tendered percentage for other works. The Schedule of Rates shall be used for costs to empty the dehumidifiers.

16.7 Limitations of Emergency Call-Out Works

The Service Provider will be responsible for ensuring that only work absolutely necessary for immediate attention is attended to, under the out-of-normal work working hours call-out service. This will mainly be First Aid Repairs, or action for

rectification of work coming under one or more of the following headings:-

- (a) Dangerous Structure
- (b) Risk of Fire or Exposure to weather
- (c) Serious Flooding or Exposure to weather
- (d) Burst Boilers/Tanks/Pipes etc.
- (e) Danger to Life
- (f) When instructed by the Client Representative

The Service Provider shall provide details of the cost of setting up and maintaining the emergency call-out service by completing the relevant section of the Form of Tender. The cost of providing this service will be taken into consideration when assessing the tenders.

16.8 Accounts for Emergency Call-Outs

See also Clause 16.26 – Attendance Charge.

Orders will be given in retrospect for work authorised on 'call-out'.

Where additional work is required to complete a job during a working day which has been started on call-out then an Order will be issued for both the emergency call-out and additional works. The Service Provider shall value the work for the follow-up work based upon rates in the Schedule of Rates.

The Service Provider shall report details of all further work necessary to the Client Representative as soon as possible after the Council Offices open on the next working day and the Service Provider shall make provision to complete the work immediately on receipt of further instructions from the Client Representative.

16.9 Person in Charge

During working hours the Service Provider is to keep available a competent Foreman/Supervisor, who shall be empowered to receive and act upon any instructions given by the Client Representative. The Service Provider shall have a dedicated person available to oversee both the response maintenance and void work with a Contract Manager over the whole contract.

The Service Provider shall ensure that a Supervisor in his employ agreed by the Client Representative will personally receive telephone calls and fax messages whenever the Service Provider's office is closed to enable compliance with the Service Provider's obligations under the Contract. In order to give effect to this provision, the Service Provider shall ensure that all calls and messages are

directed to the Supervisor instantaneously when the office closes (if the Supervisor operates from an alternative location) and similarly there shall be no break in cover when the service reverts to the office each morning. The Supervisor shall use a terrestrial line on the public network at all times, and not a mobile or radio telephone for the receipt of calls from the Client Representative. Telephone answering services or answering and recording machines will not be acceptable in any instances.

The Service Provider shall provide and maintain mobile phones or other means of communication between his Supervisor and workmen.

16.10 ICT, Sequence of Work or Other Restriction

The Service Provider will be responsible for providing and maintaining information technology equipment and the Service Provider will allow for the provision of stationery to them. The Service Provider will be required to allow for connection to the Council's Northgate OHMS system and provide interfaces to the Council's specification to receive and input information; works orders; and other procedures appropriate to this contract. To this, the Service Provider will be responsible in providing and maintaining a permanent dedicated phone link line to the Council's system. The Council will provide input in order to assist with the appropriate connections to the Council's systems.

Details of the Northgate OHMS system and interfaces required can be obtained from the Client Representative. Currently this consists of works orders raised and completion of works. The Service Provider shall assist in developing an interface for variations and any other interfaces deemed necessary at no cost to the Client Representative or the Council.

The Service Provider will be sent tickets electronically on a daily basis. Works with a priority of up to 1 working day (C, 4H and 1) will be telephoned/faxed through as they occur. Reasons for delay in completing orders must be to the satisfaction of the Client Representative. Persistent unauthorised delay could result in termination of the Contract.

Where the electronic passage of tickets is temporarily suspended works orders will be emailed four to five times a day but if this fails for any reason the Service Provider must allow for the daily collection of tickets from Whitfield Offices at no cost to the Client Representative or the Council.

Notwithstanding any requirements of the Contract for payment requests where possible, the Client Representative will allow for the submission electronically of valuations and variations to the Client Representative, ie. Excel Spreadsheet via e-mail, unless the Internet is down.

The Service Provider will be paid only on those completed orders with adequate measurement and against a detailed account properly submitted in accordance with the Specification. All necessary information to justify accounts must be

supplied if required. The Service Provider will be expected to submit invoices and to self-measure the work.

Orders which are submitted by the Service Provider without the required information shall be excluded from valuations.

The Service Provider will supply weekly a list of orders completed during the previous week together with completion dates.

The Service Provider will be required to make provision for contacting his supervisor / foreman at any time during working hours so that urgent work can be passed out if necessary.

The Service Provider will provide, on a monthly basis, with his request for payment, the following:-

- (a) A list of all orders completed and their dates in sequential order. If any orders have not been completed within the agreed period the reason for the delay shall be stated, together with a request for an extension if appropriate.
- (b) A summary list (based on (a) above) showing the work and its value carried to a monthly total.
- (c) Orders returned, costed on the Schedule of Rates basis with references and dated, with an explanation of the work involved and the date work was completed.
- (d) Daywork returns, in accordance with the contract, where appropriate.
- (e) Copies of all invoices for materials or specialist items of work which are not included in the Schedule of Rates.
- (f) The Service Provider will be required to return orders fully costed within 2 weeks of the completion date. If this is not possible due to delays in invoices etc, the Service Provider must submit a reasonable estimate of the cost within the same time period.

Requests for extension of time should be received immediately such extension becomes apparent and contain sufficient explanation to ensure clarity. A revised date will be requested and, if approved by the Client Representative, will be the revised date. The Client Representative may substitute a different date if in his opinion the request is unreasonable.

The Service Provider shall notify the Client Representative of the time of completion of emergency or call-out work, on the next available normal working day.

The Service Provider shall provide the Client Representative with a fully priced works order within 10 working days of completion of the work on site. If the order is not priced within this time frame the Client Representative may determine the value of the work, inform the Service Provider and add the order to the next valuation. Any costs involved in the Client Representative completing these tasks, over and above the time normally devoted to this contract, may be deducted from any amounts due to the Service Provider, or recovered as a debt.

The Service Provider shall sign off all completed work on the Council's Northgate OHMS system for the order concerned within 2 working days of the work being completed on site. If work is completed 3 or more working days after work is completed on site, the Client Representative may discuss this with the Service Provider regarding action to be taken. Continuous breaches of this requirement may result in work being passed to another Service Provider and any extra cost incurred by the Client Representative or the Council may be deducted from any amounts due to the Service Provider, or recovered as a debt.

It is the intention of the Client Representative that all the Service Providers operatives shall have the use of handheld devices. It is intended that variation requests, requests for extensions of time and completion of work orders will be done via handheld devices. Therefore, order completions shall be completed as soon as the work is completed, variations applied for on the day they arise and extensions of time applied for immediately delay is recognised. It is also intended that these devices will be used for the Service Provider's Operatives to receive appointments with customers. The Service Provider shall allow for this in his tendered rates.

16.11 Parking Restrictions

It is brought to the Service Provider's attention that restricted parking operates within the Dover District Council boundary. This contract does not impart any authority to exclude the Service Provider from these restrictions. Any fines or penalties imposed on the Service Provider during his carrying out of duties required under this Service Provider shall be borne by him at his own cost. Authorised Parking Permits to various car parking areas may be obtained by the Service Provider, at his own cost, from Dover District Council, Parking Services, Dover Town Hall, Dover. Tel: 01304 216868.

16.12 Adjoining Owners' Property

Take reasonable precautions to prevent workmen, including those employed by Sub-Service Providers from trespassing on adjoining owner's property and any part of the premises which are not affected by the Works.

16.13 Working Hours

Working hours are limited to the normal working hours defined in National Working Rule 2 for the Building Industry as appropriate to the area in which the

Works are located. Overtime shall not be worked by operatives on the site without the prior express permission in writing from the Client Representative.

It is the Council's intention that calls from our customers received from 09:00 to 17:00 (inclusive) will be dealt with as between office hours. Calls outside of these times will be covered under the emergency call-out service.

Applicable overtime will be separately ordered and paid for in accordance with the National Working Rule Agreement. The Service Provider must allow for implementing a system for notifying the Client Representative of works where such overtime is applicable. The condition does not apply to Void works.

16.14 Occupied Premises

Where work is done in occupied premises the Service Provider shall take all reasonable care to avoid damaging the property or contents and shall make good all damage which arises from his work.

The works shall be carried out wherever possible to cause the least disturbance or inconvenience to the Customer. The Service Provider shall avoid disturbance to Customers who are shift-workers and shall arrange for work to be carried out at a mutually agreed convenient time.

Properties must remain fit for occupation overnight and during adverse weather conditions, and must be left secure and weather tight during non-working hours with any necessary temporary coverings, etc.

Work is to be so arranged where practicable to avoid the necessity for any temporary coverings for weatherproofing at weekends and holiday periods, by ensuring that any works started prior to such periods, are as regards weather tightness, fully completed.

Where it is necessary to remove windows and/or doors for repair or renewal, the work shall be carried out as rapidly as possible in each individual house once it has commenced. Under no circumstances are any properties to be left unsecured overnight.

Provide all necessary tarpaulins and other means of covering up of the works for protection against inclement weather. Similarly provide all weather protection to openings while work is in progress to prevent any damage to property.

No opened floor is to be left open unattended.

16.15 Construction (Design and Management) Regulations

The Service Provider is advised that each order is vetted by the Client Representative prior to issue, to determine whether or not it is subject to the Construction (Design and Management) Regulations.

In the event that any order is considered to fall under the provisions of the Construction (Design and Management) Regulations the Service Provider shall be advised at the time of issue.

The Service Provider shall allow in his tender for complying with the Construction (Design and Management) Regulations on any orders which the Client Representative has notified him of at the time of issue as being subject to the Regulations.

The employer will indicate on applicable orders where the following known risks are present.

- (a) Asbestos materials.
- (b) Customers who may be threatening/abusive.
- (c) Any other known risk.

The marking of such orders will be confidential and the successful Tenderer only will be notified of the code. The Service Provider must allow and plan for a method of passing this onto operatives and assessing the risk individually of such orders.

16.16 Access Procedure

No allowance shall be paid for any unproductive time spent gaining access

No claim from the Service Provider for unproductive time shall be allowed for visits to occupied premises outside the Council's normal working hours. The Service Provider is to ensure that visits are arranged with the Service Provider in such a manner that abortive visits of this nature are avoided.

Where the Service Provider is specifically instructed to collect keys to obtain access to locked premises, he shall collect and return the keys on completion of the work. No allowance for unproductive time shall be paid.

If on the first visit to an occupied property for access, if it cannot be gained a "No Access" card shall be left requesting the Customer to contact the Service Provider to arrange a convenient time to carry out the works. The Service Provider shall inform the Client Representative no later than the following working day that a "No Access" card has been left. If the Service Provider is still unable to gain access by the Specified Completion Date he shall forthwith inform the Client Representative and not later than five days after the said date, return the Order clearly marked "No Access". Providing that the Client Representative is satisfied that the Service Provider has taken all reasonable action to gain access, the work will be re-arranged if the customer re-arranges work. Some work, such as, urgent remedial electrical work that is needed on safety reasons will not be cancelled and the Client Representative will seek to enforce access if the above procedures have been followed and access is still refused.

The Service Provider shall make allowance in his tender for "No Access" jobs, as no payment shall be made for the same.

The Service Provider shall allow for preparing and producing for the Client Representative's approval, the "No Access" cards.

For void property work, the locks on the property shall be changed on the day of the void inspection, one set shall be left in the key safe and the other sets of keys returned the next working day to the Housing Management section. Three sets of keys shall be provided for each new lock. Changing of locks on uPVC or composite doors may be undertaken by a separate Service Provider.

16.17 Appointments with Customers

The Client Representative wishes to operate a system of booking appointments for customers at the time of taking calls. The Service Provider shall provide a link to their ICT system so that the Client Representative can book appointments for all types of work. It is a requirement of the Contract that the Service Provider works with the Client Representative to successfully integrate the Client Representative's Northgate OHMS system with the Service Provider's system. In order for this to work successfully, the Service Provider is expected to take part in evaluating what is required, including helping the Client Representative schedule time allocations for work, through standard Minute Values or other relevant mechanisms. The Service Provider shall allow for this in his tendered rates.

The Service Provider shall make a mutually convenient appointment with the Customer to undertake the works and/or to inspect the intended works.

An appointment shall mean one of the following, as required by the Customer:

1. a particular day and date;
2. the morning or afternoon on a certain day(s) of the week;
3. between the times of:
 - 8 to 10 am
 - 10 to 12 noon
 - 1 to 3 pm
 - 3 to 5 pm

Where the above is not possible due to specific circumstances, appointments after work, or for a first appointment of the day can be offered. There is no intention of offering Saturday appointments. There will be no extra payments for appointments outside the main three options outlined above.

The Service Provider shall allow for contacting all customers 24 hours before an

appointment to confirm such appointments. The Service Provider will, as soon as practicable, allow for contacting all customers where the Service Provider is unable to be present at a previously agreed appointment. Such contact will include arranging a further appointment convenient to the customer.

16.18 Void Works

Tenants are required to return keys when they are surrendering their tenancy by 12.00 on a Monday. The Service Provider shall inspect the void property as soon as the keys become available. If the keys are not made available by a Tuesday morning of any week the Client Representative may request the Service Provider to break into the property for the purpose of inspecting the property and commencing work. The contractor void time starts on a Monday when the keys are returned, however, the time targets shall be divided between inspection and the actual work, see Appendix 3.

The Service Provider shall inspect the property, schedule out the void works required using the SoR codes contained in the Pricing Framework using paperwork provided by the Client Representative (or such paperwork and procedures agreed by the Client Representative) and take photographs of the condition of the property on inspection to verify the work required and to gain evidence to enable the Client Representative to recover rechargeable work costs. The Client Representative shall check 15% of these inspections to verify accuracy. Should the Client Representative find that work has been raised incorrectly this will be deducted from the works order. Should the Client Representative find that works are being over measured the Client Representative shall increase the verification checks. The Service Provider shall note that the extra costs involved in any extra verification checks shall be borne by the Service Provider. If the Service Provider continually over measures and this results in the Client Representative having to employ another staff member directly as a result of this issue then the Service Provider shall reimburse the Client Representative for the full cost of this employment. Any costs involved in the Client Representative completing these tasks, over and above the time normally devoted to this contract, may be deducted from any amounts due to the Service Provider, or recovered as a debt.

The Service Provider shall note that all work in connection with gas safety work, including central heating renewal in voids, is completed through another contract with the Client Representative. The Service Provider shall allow to coordinate all work regarding capping of the gas supply / testing and follow on remedial work within the tendered percentage. This contract is currently with Swale Heating. It shall be noted however, that if a new kitchen is being fitted then the work regarding gas supplies shall be undertaken by the Service Provider not the contract with Swale Heating.

The Service Provider is responsible for post inspecting all void work to ensure the work is up to the required void standard and as required by the Client Representative. The Client Representative shall check 25% of these inspections

to verify the standard of work. Should the Client Representative find that work is not to the required standard the Service Provider shall be required to rectify the defects at no cost to the Client Representative or the Council. Should the Client Representative find that the work has been incorrectly measured this will be deducted from the works order. Should the Client Representative find that works are being over measured the Client Representative shall increase the verification checks. The Service Provider shall note that the extra costs involved in any extra verification checks shall be borne by the Service Provider. If the Service Provider continually over measures and this results in the Client Representative having to employ another staff member directly as a result of this issue then the Service Provider shall reimburse the Client Representative for the full cost of this employment. Any costs involved in the Client Representative completing these tasks, over and above the time normally devoted to this contract, may be deducted from any amounts due to the Service Provider, or recovered as a debt.

The Service Provider shall allow for all the above in the tendered rates.

16.19 Payments

The Service Provider shall note that the number of working days between receipt of each application for payment made by the Service Provider and the issue of a valuation (writing of a payment certificate) by the Client Representative has been amended from 5 to 15 days in Clause 7.4 of the TPC 2005 standard form of contract. The Service Provider shall value works orders as identified in clause 16.10 of the Supplementary Preliminary Conditions and applications for payment shall be made by the Service Provider to ensure that no completed works order is older than two months. If works orders are more than two months old the Client Representative may identify each works order that is older than two months and inform the Service Provider that these works orders may be added to the next valuation and paid as determined by the Client Representative.

16.20 Complaints

In the event of any complaint arising for the works, the Service Provider shall cooperate in any investigations conducted by the Employer and/or the Ombudsman, and shall provide all relevant information and documentation upon request.

Customer Instructions/Requests

16.20 Should the Service Provider be requested by the Customer to change, alter or modify in any way the Client Representative's instructions, the Service Provider shall forthwith refer to the Client Representative and obtain his further instructions before proceeding. No payment shall be made for work carried out other than under the Client Representative's instructions.

Where the Customer reports a defect or a need for any repair not relating to an Order, or to the Works in hand, the Service Provider shall refer the Customer

forthwith to the Client Representative's Maintenance Office and to the DDC booklet entitled "Tenants Guide", which gives instructions to tenants on how to report repairs. The Service Provider shall decline to convey to the Council or Client Representative any request of a Customer for repairs which are unrelated to Orders or prospective Variations, and he shall take no details of any such repair attempted by the Customer to be reported to him, or any of his employees, operatives or sub-contactors. The Service Provider shall not act as the Council's or Client Representative's agent in respect of reporting repairs which are unrelated to the work in hand, and he will assist Customers by referring them directly to the Client Representative.

16.21 Site Meetings

The Service Provider shall be required to attend a monthly site meeting with the Client Representative. The location of the meeting may be the Client Representative's Office at Whitfield or such other places as may be decided by the Client Representative. The Service Provider's Contracts Manager shall be required to attend all site meetings, as requested by the Client Representative.

The Service Provider shall be required to attend quarterly meetings of Tenant Groups with the Client Representative. The location of the meeting will be within the Dover District boundary.

16.22 Rehabilitation of Offenders Act (1974)

The Service Provider may be asked to submit to the Client Representative details of those members of his staff who routinely come into contact with children, in the course of this Contract, for vetting in relation to maintaining the protection of young persons in accordance with Section 4(2) of the Rehabilitation of Offenders Act 1974 (Exceptions) Order 1975 or any amendment or re-enactment thereof.

16.23 Parts

The Service Provider shall ensure that adequate stocks are kept in the stores and kept on each van so that any operative can turn up on site and satisfactorily complete the order on the first visit. It is a requirement that the Service Provider shall have adequate tools to complete all works specified, including ladders. This will be monitored through the key performance indicators.

16.24 Daily Updates

The Service Provider is required to provide updates on order completions, variations and extensions of time applications in an electronic format each working day. This can include emailing of updates or interfaces where implemented.

16.25 Electrical Test and Reports

All completed paperwork for any electrical test and report shall be provided to the Client Representative within one working day of the test being completed. Failure to comply with this requirement will not result in the target date for any follow-on work being extended, especially void work.

Attendance Charge

16.26 An "attendance charge" of £5.00 will be added to all orders for responsive repairs (not voids or planned maintenance type work) raised in office hours and £45.00 for orders raised outside office hours (office hours are 09:00 to 17:00) shall be included once on each Order, except where the Order is for daywork or where the

Order is for a simultaneous visit to the same address as required by another Order. No attendance charge shall be applied to Variations, Orders for daywork or where access is not obtained to the property. Where an Order is raised for work requiring a Part P certificate an additional £5.00 shall be paid to the above attendance charges.

The attendance charge shall be deemed to include all costs associated with arranging access, site attendance and assessment of the precise nature of the work required, together with any other costs not allowed for in the measured rates. With regard to the attendance charge for call-outs, the charge includes investigations of work required, making safe, travelling, reports and all other work required to rectify the fault. Reports of follow-on work will be raised on a separate order in the usual manner.

The attendance charges will be subject to fluctuations.

16.27 Maintenance of Public Roads

The Service Provider shall make good all damage to public roads, kerbs and footpaths, lawns etc. occasioned by heavy traffic, delivery of materials and building operations generally to the reasonable satisfaction of the Client Representative and the Council.

16.28 Existing Mains and Services

The Service Provider shall maintain during the progress of the works, the existing drainage system, water, gas, sewers, electric TV, and other services and is to make arrangements for their continuance and take all necessary steps to protect and prevent damage to them. Should any mains, services ducts or lines be found to be in the way of new works, or require any attention, the Service Provider is to seek instructions from the Client Representative.

Where it is necessary to interrupt any mains or services for the purpose of making either temporary or permanent connections or disconnections, prior written permission shall be obtained from the Client Representative and where appropriate from the local authority or public undertaking and the duration of any interruption kept to a minimum.

16.29 Water for the Works

The Service Provider shall provide all water required for use in the works, by him or by his Sub-Contractors, together with any temporary plumbing, standpipes, storage tanks and the like, and remove on completion. He shall pay all fees and charges in connection therewith and make good all work disturbed.

16.30 Lighting and Power for the Works

The Service Provider shall provide all artificial lighting and power for the works, including that required by Sub-Contractors, together with any temporary wiring, switchboards, distribution boards, poles, brackets, etc. and remove same on completion, and pay all fees and charges in connection therewith and make good all work disturbed.

The Service Provider should particularly note that electricity from Council dwellings will not be available for the works.

16.31 Clothing

The Service Providers operatives, including Sub-Contractors, will be provided with and wear appropriate clothing/overalls for the works at all times, including protective clothing as necessary. Clothing/overalls will clearly display the name of the company carrying out the works.

16.32 Materials, Labour and Plant

The Service Provider shall provide all materials (unless specifically supplied by the Council), labour and plant and all carriage, freightage, implements, tools and whatever else may be required for the proper and efficient execution and completion of the work. All materials are to be new unless otherwise specified.

16.33 Samples and Standards of Materials

The Service Provider shall allow for obtaining samples of materials as required by the Client Representative. Such samples to be approved by the Client Representative before use or application in the works. All material subsequently used in the works is to be of equal quality in all respects to the approved sample.

16.34 Manufacturer's Recommendations

Means the manufacturer's recommendations or instructions, printed or in writing current at the date of tender.

16.35 Proprietary Names

The phrase 'or other approved' is to be deemed included whenever products are specified by proprietary name.

16.36 Safeguarding the Works Materials and Plant against Damage and Theft

The Service Provider shall provide for all necessary watching and lighting and care of the whole works from weather or other damage. All materials on site shall be protected from damage or loss.

16.37 Traffic and Police Regulations

All traffic and police regulations particularly relating to unloading and loading of vehicles must be complied with and all permits properly obtained in due time for the works.

16.38 Security Precautions

The Service Provider is to allow for any security precautions that may become necessary in relation to the adjoining properties during the course of the works and is to allow for adequate measures to prevent access from scaffolding or similar means.

16.39 Trespass and Nuisance

All reasonable means shall be used to avoid inconveniencing adjoining owners and occupiers. No workmen employed on the works shall be allowed to trespass upon adjoining properties. If the execution of the works requires that workmen must enter upon adjoining property, the necessary permission shall be first obtained by the Service Provider.

16.40 Control of Noise and Nuisance

Ensure that all measures are taken to control noise levels in accordance with the Control of Pollution Act 1974, the Control of Noise (Code of Practice for Construction Sites) Order 1975 and BS 5228.

The Service Provider shall not obstruct any public way or otherwise permit to be done anything which may amount to a nuisance or annoyance, and shall not interfere with any right of way or light to adjoining property.

16.41 Protecting, Drying and Cleaning

The Service Provider shall protect all work and materials on site, including that of Sub-Contractors, during frosty or inclement weather.

The Service Provider shall protect all parts of existing buildings which are to remain and make good any damage howsoever caused.

The Service Provider is to protect the adjoining properties by screens, hoardings or any other means to prevent damage or nuisance caused by the works.

The Service Provider is to dry out the works as necessary to facilitate the progress and satisfactory completion of the works.

Protect and preserve all trees and shrubs except those to be removed.

Treat or replace any trees or shrubs damaged or removed without approval.

Clean the works thoroughly removing all splashes, deposits, rubbish and surplus materials.

16.42 Service Provider's Personnel Qualifications And Skills Certification

Pursuant to the Client Representative's quality strategy and duty under the Health and Safety regulations to satisfy himself as to the competency of the Service Provider, the latter shall, before entering into the contract and prior to any changes during the contract, submit for the Client Representative's approval details in writing of the names, functions and qualifications of all operatives intended to be employed in the works, including those of the person-in-charge and of Sub-Contractors and all others proposed to be employed directly or indirectly on or off site by the Service Provider in the works. The Client Representative shall notify the Service Provider expressly and in writing the names of all those individuals approved to be employed in the works. No operative or person-in-charge whose qualifications are not so expressly approved shall be employed in the works.

All site operatives shall be CSCS Registered or a member of a relevant trade organisation.

16.43 Contract Period Extension - Insurances

In the event of a mutually agreed (between the Client Representative and the Service Provider) extension of the Contract Period beyond the specified completion date of 31 March 2015, the Client Representative reserves the right to reassess the limits of insurance indemnity.

Any increased cost of insurance premiums directly caused by any such event will be recoverable by the Service Provider on production of the relevant documentary proof.

16.44 Data Protection Act (DPA)

The Service Provider shall (and shall procure that any of its Staff involved in the provision of the Contract) comply with any notification requirements under the Data Protection Act 1998 ("DPA") and both Parties will duly observe all their obligations under the DPA which arise in connection with the Contract.

Notwithstanding the general obligation above, where the Service Provider is processing personal data (as defined by the DPA) as a data processor for the Council or Client Representative (as defined by the DPA) the Service Provider shall ensure that it has in place appropriate technical and contractual measures to ensure the security of the personal data (and to guard against unauthorised or unlawful processing of the personal data and against accidental loss or destruction of, or damage to, the personal data), as required under the Seventh Data Protection Principle in Schedule 1 to the DPA; and

- a) Provide the Council or Client Representative with such information as the Council or Client Representative may reasonably require to satisfy itself that the Service Provider is complying with its obligations under the DPA;
- b) Promptly notify the Council or Client Representative of any breach of the security measures required to be put in place by the DPA; and
- c) Ensure it does not knowingly or negligently do or omit to do anything which places the Council or Client Representative in breach of the Council or Client Representative's obligations under the DPA.

The provisions of this clause shall apply during the continuance of the Contract and indefinitely after its expiry or termination.

16.45 Freedom of Information Act (FOIA)

The Service Provider acknowledges that the Council or Client Representative is subject to the requirements of the FOIA and the Environmental Information Regulations and shall assist and cooperate with the Council or Client Representative (at the Service Provider's expense) to enable the Council or Client Representative to comply with these Information disclosure requirements.

The Service Provider shall and shall procure that its sub-contractors shall:

- (a) Transfer the Request for Information to the Council or Client Representative as soon as practicable after receipt and in any event within two (2) Working Days of receiving a Request for Information;
- (b) Provide the Council or Client Representative with a copy of all Information in its possession or power in the form that the Council requires within five (5) Working Days (or such other period as the Council may specify) of the Council requesting that Information; and
- (c) Provide all necessary assistance as reasonably requested by the Council or Client Representative to enable the Council or Client Representative to respond to a Request for Information within the time for compliance set out in section 10 of the FOIA or regulation 5 of the Environmental Information Regulations.

The Council or Client Representative shall be responsible for determining at its absolute discretion whether the Commercially Sensitive Information and/or any other Information:

- (a) Is exempt from disclosure in accordance with the provisions of the FOIA or the Environmental Information Regulations;
- (b) Is to be disclosed in response to a Request for Information, and in no event shall the Service Provider respond directly to a Request for Information unless expressly authorised to do so by the Council or Client Representative.

The Service Provider:

- acknowledges that the Council may, acting in accordance with the Secretary of State for Constitutional Affairs' Code of Practice on the discharge of public authorities' functions under Part 1 of FOIA (issued under section 45 of the FOIA, November 2004), be obliged under the FOIA or the Environmental Information Regulations to disclose Information:
 - (a) Without consulting with the Service Provider, or
 - (b) Following consultation with the Service Provider and having taken its views into account.
- shall ensure that all Information produced in the course of the Contract or relating to the Contract is retained for disclosure and shall permit the Council or Client Representative to inspect such records as requested from time to time.

acknowledges that any lists or Schedules provided by it outlining Confidential Information are of indicative value only and that the Council or Client Representative may nevertheless be obliged to disclose Confidential Information.

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Appendix 1

Definitions

In the Partnering Documents, the following words and expressions shall have the following meanings, whether used in the singular or the plural and whatever their gender:

Business Case – a business case proposed by the Service Provider pursuant to clause 5.5 of the Partnering Terms, comprising prices and proposals seeking to justify Client approval of a Direct Labour Package or a Preferred Specialist without a tender;

CDM Co-ordinator – any party named in the Term Partnering Agreement to fulfil the role of “CDM Co-ordinator” as defined in the CDM Regulations, subject only to replacement in accordance with the Partnering Terms;

CDM Regulations – the Construction (Design and Management) Regulations 2007 and any re-enactments and amendments;

Central Office Overheads – agreed central office overheads as distinct from Site Overheads and Profit;

Change – a change in all or any part of the Term Programme by way of addition, omission or variation of any kind;

Client – the party named in the Term Partnering Agreement to fulfil the role of Client as described in the Partnering Documents;

Client Representative – the party named in the Term Partnering Agreement to fulfil the role of Client Representative as described in the Partnering Documents, subject only to replacement in accordance with the Partnering Terms;

Consensus – unanimous agreement following reasoned discussion;

Consultant – any party, including the Client Representative but not the Service Provider, providing to the Client services in relation to the Term Programme;

Consultant Payment Terms – a document forming part of the Partnering Contract describing the amounts payable by the Client to a Consultant and the terms of payment;

Consultant Services Schedule – a document forming part of the Partnering Contract describing the role, expertise and responsibilities of a Consultant;

Consultation – such consultation as shall be reasonable without delaying any Task and without delaying any necessary action of any Partnering Team member for the benefit of the Term Programme;

Contract Area – the area covered by the Term Programme and including the Sites;

Core Group – the individuals identified in the Term Partnering Agreement as Core Group members, subject only in each case to changes in accordance with the Partnering Terms and so that references shall apply to each and all Core Group members;

Defects Liability Period – the period following Task Completion during which the Service Provider shall have responsibility for rectification of defects in accordance with clause 6.8 of the Partnering Terms;

Definitions – the definitions set out in this Appendix 1;

Direct Labour Package – any part of the Term Programme undertaken by the Service Provider using its own direct labour;

Early Warning – early warning in accordance with the system described in clause 1.8 of the Partnering Terms;

Final Account – the account produced by the Client Representative for agreement pursuant to clause 7.13 of the Partnering Terms, showing the final balance due between the Client and the Service Provider;

Finance Act – the Finance Act 2004 which governs the Construction Industry Scheme 2007 and any re-enactments, amendments and relevant regulations;

HGCRA – the Housing Grants Construction and Regeneration Act 1996 and any re-enactments, amendments and relevant regulations;

Incentives – the incentives for improved performance by Partnering Team members set out in Appendix 3 Part 2 or otherwise recommended by the Core Group and approved by the Client in accordance with clause 2.6 of the Partnering Terms, including without limitation any agreed shared savings, shared added value, pain/gain shares, links between payment and achievement of KPI Targets, and performance-related benefits for employees;

Interested Parties – any one or more organisations or groups of individuals, as referred to in clause 1.11 of the Partnering Terms, who are not Partnering Team members and who have an interest relating to the Term Programme;

Joining Agreement – an agreement entered into pursuant to clause 1.9 of the Partnering Terms, based on the form set out in Appendix 2;

Joining Party – a party who enters into a Joining Agreement with the other Partnering Team members;

KPIs – the key performance indicators set out in Appendix 3 Part 1 and otherwise agreed by the Partnering Team members for measurement of their performance in relation to the Term Programme in accordance with clause 2.5 of the Partnering Terms;

Late Payment Act – the Late Payment of Commercial Debts (Interest) Act 1998 and any re-enactments, amendments and relevant regulations;

Local Government Act – the Local Government Act 1972 and any re-enactments, amendments and relevant regulations;

Open-book – involving the declaration of all price components including Profit, Central Office Overheads, Site Overheads and the costs of materials, goods, equipment, work and services, with all and any relevant books of account, correspondence, agreements, orders, invoices, receipts and other relevant documents available for inspection;

Order – an order based on the form set out in Appendix 6 instructing the Service Provider to undertake any one or more Tasks;

Partnering Adviser – any partnering adviser named in the Term Partnering Agreement, subject only to replacement in accordance with the Partnering Terms;

Partnering Contract – the partnering contract created by and between the Partnering Team members;

Partnering Documents – the documents governing implementation of the Term Programme and each Task and the partnering relationships between the Partnering Team members, as described in the Term Partnering Agreement;

Partnering Team – the Partnering Team members who execute the Term Partnering Agreement or any Joining Agreement, subject only in each case to replacement in accordance with the Partnering Terms, and so that references shall apply to each and all Partnering Team members;

Partnering Terms – the partnering terms, including appendices, as annexed to the Term Partnering Agreement;

Partnering Timetable – the timetable set out in or based on the form set out in Appendix 4 governing the stated activities of the Partnering Team members in relation to the Term Programme;

Preferred Specialist – a Specialist proposed by the Service Provider in a Business Case;

Price Framework – the price framework for the Term Programme, stating the method of calculating and adjusting Task Prices and terms of payment;

Problem-Solving Hierarchy – the arrangements for any difference or dispute to be referred to increasingly senior individuals as set out in the Term Partnering Agreement and referred to in clause 14.1 of the Partnering Terms;

Processes – any processes, mechanisms, procedures or protocols stated in the Term Partnering Agreement or otherwise agreed by the Partnering Team members which facilitate more efficient ordering, implementation and pricing of Tasks including without limitation Value Engineering, Value Management, training and employment initiatives and the improvement of information technology and other communications between Partnering Team members and Users;

Profit – agreed gain from the Term Programme as distinct from Central Office Overheads and Site Overheads;

Quality Management System – the quality management system for the Term Programme referred to in clause 6.6 of the Partnering Terms and set out in the Term Brief;

Risk Management – a structured approach to ensure that risks are identified at the inception of the Term Programme, that their potential impacts are allowed for and that where possible such risks or their impacts are minimised;

Risk Register – the risk register set out in or based on the form set out in Appendix 5 and agreed between the Partnering Team members describing recognised risks and agreed Risk Management actions of the Partnering Team members;

Service Provider – the party named in the Term Partnering Agreement to fulfil the role of Service Provider as described in the Partnering Documents, subject only to replacement in accordance with the Partnering Terms;

Site – each site at which any Task is to be undertaken;

Site Overheads – agreed Site-specific overheads as distinct from Central Office Overheads and Profit;

Special Terms – any terms agreed to amend or supplement the Partnering Terms pursuant to clause 15 of the Partnering Terms, as set out in or attached to the Term Partnering Agreement;

Specialist – any party providing to the Service Provider works or services or supplies of goods, materials or equipment in relation to the Term Programme;

Specialist Contract – a document (other than the Partnering Documents) governing the appointment of a Specialist;

Specialist Payment Terms – a document forming part of a Specialist Contract describing the amounts payable by the Service Provider to a Specialist and the terms of payment;

Sustainability – measures intended to achieve reduced carbon emissions, reduced use of energy and of natural and manmade resources, improved waste management, improved employment and training opportunities, and any other measures intended to protect or improve the condition of the environment or the wellbeing of people;

Targets – the KPI targets set out in Appendix 3 Part 1 or otherwise agreed by the Partnering Team members;

Task – the works and/or services to be undertaken pursuant to an Order issued in accordance with the Partnering Documents;

Task Completion – completion of a Task in accordance with the Partnering Documents;

Task Date/Time for Completion – the agreed date and/or time by which a Task is to achieve Task Completion, calculated in accordance with the Partnering Documents;

Task Price – the agreed amount or amounts payable by the Client to the Service Provider for the performance of a Task, calculated in accordance with the Partnering Documents;

Term – the period during which Orders may be issued pursuant to the Partnering Documents;

Term Brief – the brief provided by the Client in respect to the Term Programme;

Term Partnering Agreement – the term partnering agreement executed by the original Partnering Team members;

Term Programme – the works and/or services governed by the Partnering Contract, as described in the Partnering Documents;

Term Proposals – the proposals for achieving the Term Brief, as submitted by the Service Provider and approved by the Client;

TUPE – the Transfer of Undertakings (Protection of Employment) Regulations 2006 and any re-enactments and amendments;

User – any person or party using any Site;

Value Engineering – a structured system for the review of the Term Programme and Tasks to identify options and scope for improvement, including reduced costs, improved implementation and improved functionality;

Value Management – a flexible but structured management approach aimed at achieving a solution that meets the Client's needs while achieving best value;

VAT – Value Added Tax at the current applicable rate;

Volume Supply Agreement – an agreement under which materials, goods or equipment are offered on preferential terms as to price, warranty, availability of parts, maintenance or otherwise;

Working Day – Monday to Friday inclusive but not including any public holiday.

Clause 14.1 Problem-Solving Hierarchy:

(1)..... (2) (3).....

of/whose registered office is at:

.....

and of fax number

and e-mail address

(the "Client")

SIGNED by or for and on behalf of the **Client** by

or EXECUTED AS A DEED by the **Client** by affixing hereto its common seal in the presence of

.....

.....

Name

.....

Title

In the presence of:

or Acting by Director

.....

Director/ Secretary

.....

..... of/whose registered office is at

.....

and of fax number and e-mail address
(the "**Service Provider**")

SIGNED by or for and on behalf of the **Service Provider** by

or EXECUTED AS A DEED by the **Service Provider** by affixing hereto its common seal in the presence of

.....

.....

Name

.....

Title

In the presence of:

or Acting by Director

.....

Director/ Secretary

.....

..... of/whose registered office is at

.....
and of fax number and e-mail address
(the "Joining Party")

SIGNED by or for and on behalf of the
Joining Party by

.....

Name

Title

In the presence of:

.....

.....

or EXECUTED AS A DEED by the
Joining Party by affixing hereto its
common seal in the presence of

.....

.....

or Acting by
Director

Director/
Secretary

[Executed by any other Partnering Team members]

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Appendix 3

**Part 1 – KPIs and Targets
(See clause 2.5 of Partnering Terms)**

The KPIs and Targets shall comprise:

	<u>Key Performance Indicators</u>	<u>Target</u>
1.	Residents satisfaction survey response success rate (surveys completed as a percentage of total jobs that can be surveyed).	15%
2.	Residents satisfaction (percentage satisfied from total surveys completed).	96%
3.	Defects	5%
4.	Average time to complete non-urgent repairs.	10 days
5.	Average time to complete all repairs.	6 days
6.	Urgent jobs completed on target.	98.5%
7.	All jobs completed on target.	95%
8.	Appointments both made and kept for response maintenance.	90%
9.	Percentage of cost added through variations.	20%
10.	Percentage of responsive jobs completed right first time.	85%
11.	Average days added by extension of time.	3 days
12.	Accident incident rate (Number of staff employed: number of reportable incidents).	0

13.	Percentage of jobs varied by volume.	30%
14.	Percentage of jobs extended by volume.	10%
15.	Average time for arranging an inspection of void works (starting on when keys are due in, which is always a Monday, and completion of the void inspection).	2 days
16.	Average void time for Contractor work (excluding major works i.e. 2 or more items of capital expenditure).	6 days
17.	Percentage of voids completed on target.	98%

The above sets out the proposed key performance indicators to be applied to the contract from the commencement date. The indicators include both Service Provider and Client Representative performance on this contract. The Client Representative measures all the above indicators from the Northgate OHMS system except 10 and 12 – these two must be measured by the Service Provider and the Client Representative shall inspect to verify that data collection is correctly undertaken.

Part 2 – Incentives

(See clause 2.6 of Partnering Terms)

The Incentives shall comprise:

Not applicable

.....

.....

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Appendix 4

Form of Partnering Timetable
(See clause 2.3 of Partnering Terms)

Description of Activity/Requirement	Clause of Partnering Terms (if relevant)	Partnering Team Member(s) responsible for Activity	Period/Deadline For Activity	Additional Comments
Core Group Meetings, to include partnering workshops		All	July 2011, then meeting every 3 months.	
Agreement of KPIs and measuring methodologies/ benchmarking		Client Representative and Service Provider	Commencing monthly from the end of July 2011.	SP to provide data direct to the CR and to South East Consortium for benchmarking.
Signature of TPC2005		All	Latter part of 2011.	
Making appointments at time of repair call		Client Representative and Service Provider	Set up link between Client Representative and Service Provider by June 2011.	To allow CR to book appointments for repair work when the customer is on the phone.

<p>ICT links between systems</p>		<p>Client Representative and Service Provider</p>	<p>Initial linking of works order from CR to SP and work completions from SP to CR June 2011.</p> <p>Further interfaces to be developed as agreed between the parties, e.g. variation interface.</p>	<p>Existing interfaces exist for works orders raised by the CR and for work completions by the SP. These are to be tested before start of contract to ensure effectiveness.</p> <p>Development work is required for other interfaces and the SP shall allow for this at no extra cost to the CR / Client.</p>
<p>Create a “one team” approach</p>		<p>All</p>	<p>Commence before contract start in July 2011 and continue with regular contact between teams.</p>	<p>Secondment between the CR and SP will be considered as will regular joint discussions between people at all levels.</p>
<p>Resident Liaison</p>		<p>All</p>	<p>Initial contact in May 2011 with more detailed events from Sep 2011 onwards.</p>	
<p>Review of payment structures to reduce cost and make effective service improvements</p>		<p>All</p>	<p>Review from July 2012 with the aim to implement a more cost effective model by April 2013 at the latest.</p>	<p>Cost savings are envisaged through adopting a more streamlined approach.</p>

Develop a strategic alliance with the other partners of the East Kent ALMO		All	July 2011 to March 2013	Develop discussions with the CR and other clients for the other EK ALMO partners to develop a business case for working together to gain efficiencies through shared working practices etc.
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Guidance note: *The Partnering Timetable should state clearly the nature, sequence and duration of the agreed activities of each Partnering Team member and should identify any requirements (whether from Partnering Team members or third parties) that are preconditions to any subsequent activities, in each case throughout the period for satisfaction of preconditions to implementation of the Term Programme (clause 6.1) and throughout the Term (clause 13).*

Activities identified in the Partnering Timetable should include without limitation agreed preconditions to implementation of the Term Programme (clause 6.1), Value Management, Value Engineering and other Processes (clause 2.2), Business Case submissions (clause 5.5), Specialist tenders (clause 5.6), Risk Management actions (clauses 8.1 and 8.2 and any Risk Register), reviews of performance against KPIs and Targets (clause 2.5) and reviews of the Term (clause 13.2), plus scheduled Core Group meetings (clause 1.7) and other activities to be organized by the Client Representative (clause 3.1)

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Appendix 5

Form of Risk Register

(See clause 8.2 of Partnering Terms – to be jointly developed during the Contract mobilisation period)

Risk	Likelihood of Risk	Impact of Risk on Term Programme	Partnering Team member (s) responsible for Risk Management	Risk Management Action	Action Period/Deadline
ICT Links – Risk of insufficient time in enabling links before contracts commence	Medium	Medium	Service Provider and Client Representative	Timely IT testing before start of contract. Standard interfaces are in place, which reduces risk.	May / June 2011
Continuation of existing contracts with current providers and satisfactory handover of information etc to the new service providers.	Low	High	Service Provider and Client Representative	Exit strategy to be written and cross over of work to be organised. Previous experience dictates that this is a low risk.	Start in March 2011 and complete in July 2011

New contract fails to deliver the requirements of the contract	Medium	High	All	Core Group to review on a regular basis. If performance remains low discussions to be held with the EK ALMO on alternative actions for another SP.	Reviews to be undertaken at regular Core Group meetings
Inability for SP to provide an interface for appointments to be made at time of call	Medium	Medium	Service Provider and Client Representative	Testing of the interface to be done early and problems ironed out. Alternative options around software provision to be investigated if required.	Testing to be done in April to May 2011. Software options – June 2011.

Guidance note: *The Risk Register should state clearly the nature of each risk, its likelihood and impact on the Term Programme (including any anticipated financial impact and proposed risk allowance), the Partnering Team member(s) responsible for Risk Management actions, the agreed Risk Management actions (including actions to reduce the likelihood of each risk and to reduce its financial and other impact) and the agreed periods/deadlines for completing such actions.*

Risk Management actions and periods/deadlines should be integrated with the Partnering Timetable.

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Appendix 6

**Form of Order
(See clause 6.2 of Partnering Terms)**

Orders shall be raised on the Council and Client Representative's Northgate OHMS system and the Service Provider shall have access to this system and have interfaces between their ICT systems and the Northgate OHMS system. See the Supplementary Preliminary Conditions.

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Appendix 7

Part 1

Conciliation

(see clause 14.3 of Partnering Terms)

1. The term the "Conciliator" shall mean the individual named in or pursuant to the Term Partnering Agreement or (if no individual is so named) an individual to be agreed between the Partnering Team members seeking conciliation, or failing agreement within ten (10) Working Days after one has given the other(s) a written request to concur in the appointment of a Conciliator, an individual to be appointed on the request of any of them by the President or Vice-President for the time being of The Association of Consultant Architects Limited ("ACA").
2. If, at any time before reference of a difference or dispute to adjudication or litigation in accordance with the Partnering Terms (or to arbitration if provided for in the Special Terms), the Partnering Team members in dispute agree to conciliation in respect of that difference or dispute, they shall apply jointly to the Conciliator who shall conduct the conciliation in accordance with the edition of the ACA Conciliation Procedure current at the date of the application.
3. Any written agreement signed by the Partnering Team members in dispute, which records the terms of any settlement reached during the conciliation, shall be final and binding upon them and they shall give effect to such settlement in accordance with its terms. If any of them fails to do so, then the other(s) shall be entitled to take legal proceedings to secure such compliance.

Part 2

Adjudication

(See clause 14.4 of Partnering Terms)

1. The term the "Adjudicator" shall mean the individual named in or pursuant to the Term Partnering Agreement or (if no individual is so named) such individual as shall be appointed from time to time in accordance with the edition of the Model Adjudication Procedure published by the Construction Industry Council current at the date of the relevant notice of adjudication (the "Model Adjudication Procedure").
2. Any Partnering Team member has the right to refer a difference or dispute for adjudication by giving notice at any time of its intention to do so. The notice shall be given and the adjudication shall be conducted under the Model Adjudication Procedure.
3. For the purposes of the Model Adjudication Procedure, the term "dispute" shall have the same meaning as "difference or dispute" in the Partnering Terms.
4. The Adjudicator shall be required to give reasons for his or her decision, and clause 24 of the Model Adjudication Procedure shall be treated as amended accordingly.

5. Without prejudice to their rights under the Partnering Contract, the Partnering Team members in dispute shall comply with any decision of the Adjudicator. If any of them fails to do so, then the other(s) shall be entitled to take legal proceedings to secure such compliance pending final determination of the difference or dispute, and the term "summary enforcement" in clause 31 of the Model Adjudication Procedure shall be read accordingly.

SECTION 2
PREAMBLES

SPECIFICATION

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GENERAL MATTERS

GENERAL MATTERS

- 001 This section shall apply to all subsequent sections herein and to the Schedule of Rates.
- 002 Where these Specifications contain reference to preferred particular brands/models etc. of materials, goods and equipment and the Service Provider must make every effort to ensure that as far as such materials, goods and equipment are procurable they are incorporated within the works.
- The exemption is in electrical works where the Dover District Council standard list items are to be used at all times unless the CA specifies otherwise.
- 003 All workmanship and materials to be used in the Contract are to be the best of their respective kinds and where a BS, Specification or Code of Practice is applicable, whether specifically noted or not, this shall be taken to denote the minimum acceptable standard of material or workmanship.
- 004 All workmanship and materials shall comply with the requirements of the latest appropriate Standard.
- 005 Where any reference is made in the Specification to a British Standard (BS) or Code of Practice (CP) this is deemed to include any subsequent revision, amendment, re-enactment and/or replacement thereof, such that the Service Provider shall fully comply with all the latest BS, CP and the like current at the date of execution of the Work to be undertaken.
- 006 It is a requirement that all work shall be carried out in accordance with the best possible building practice and methods.
- 007 BRITISH STANDARD PRODUCTS: Where any product is specified to comply with a British Standard, it may be substituted at the Client Representative's discretion by a product complying with a grade or category within a European Community Standard or other international standard recognised in the UK specifying equivalent requirements and assurances in respect of material, safety, reliability, fitness for purpose and, where relevant, appearance. Where the term Standard is used this shall be construed to mean individually or collectively, as appropriate, any British or European Community Standard and/or Code of Practice etc.
- 008 OR EQUIVALENT APPROVED means that products of different manufacture may be substituted if prior approval of the Client Representative has been obtained.
- 009 The Client Representative's decision on the use and continued approval of alternative materials goods and equipment is final.
- 010 All such alternative goods, materials and equipment that is approved for use in the works shall be provided at no extra cost to the contract.
- 011 All goods and materials shall be used, fixed or applied as appropriate strictly in accordance with the manufacturer's recommendations, directions or instructions.
- 012 Wherever possible all materials to be incorporated in the Works shall be such that it is compatible with and shall aesthetically match existing material with which it is to replace or repair.

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- 013 All existing lines and levels are to be maintained at all times and new work shall be carried through to the same lines and levels unless otherwise directed by the Client Representative.
- 014 It should be noted that these Specifications are deemed to apply in whole or in part, as relevant, to each of the Schedule of Rates Sections to the extent determined by each individual Schedule of Rates item. Specifications across a number of trades may be relevant to each Schedule of Rates item and the Service Provider is deemed to have full knowledge of and shall comply with all Specifications relating to the work to be undertaken.
- 015 'Approved', 'directed', 'selected' and similar expressions shall relate to the Client Representative whose decisions shall be final.
- 016 Where items are described as "Renew" this shall mean taking or cutting out old, supplying and fixing new item to match existing, including all fitting in, piecing out and any other preparatory work. Items shall be renewed on a like for like basis subject to Clause 003 to 010 above and unless otherwise described in the Schedule of Rates or as directed by the Client Representative.
- 017 Where items are described as "fix" or "install" or "lay" these shall mean supplying and fixing by the Service Provider of new items, materials, or things including any preparatory work.
- 018 Where items are described as "fix only" this shall mean the fixing of materials supplied free of charge by the Client which are to be incorporated in renewal items of work or new installations.
- 019 Manufactured items referred to in the Schedule of Rates shall unless specified to the contrary mean manufacturer's standard products.
- 020 Descriptions in the Schedule of Rates may have minor inconsistencies in terminology between relative items and also between the three levels of Description for each item contained within the Contract Documents. This is due to the computer field size limitations and Works Order application of the Client 's computer system. Where the context requires, minor omissions of text should not be taken to mean that work in connection with a particular repair and maintenance item in the Schedule of Rates can be left incomplete.
- 021 The Service Provider should note that there are three levels of Description relative to each Schedule of Rates item and the Service Provider should refer to each of these, in particular, the Long Description, to ascertain the scope of work envisaged.
- 022 Each item in the Schedule of Rates is intended to represent the entire work content of the particular repair and or maintenance in respect of the subject of the Schedule of Rates item and the Service Provider is deemed to have included in his Percentage addition/deduction for all ancillary items not specifically referred to in the Schedule of Rates item but are necessary to achieve the particular repair or maintenance of the Schedule of Rates subject.
- 023 Any reference made to rates, price or prices in the Specification shall mean the prices contained in the Schedule of Rates together with the Service Provider's Percentage addition/deduction thereto and are deemed to include for everything described herein.

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- 024 Where reference is made within the Schedule of Rates to an area defined as a "patch" this shall be deemed to refer to a net area of ne 1.00sm, unless described otherwise.

EXCAVATION AND EARTHWORK

EXCAVATION AND EARTHWORK

Excavation

- 001 The excavation for the foundations of walls, etc., are in all cases to be left exposed until they have been inspected and approved by the Client Representative or his representative and no trenches, etc., shall be filled in or the concrete covered up until the dimensions of same have been taken by the Client Representative.
- 002 Should the proper depth be exceeded for any reason, the Service Provider shall, at his own expense, refill such excessive depth solid to the proper level with concrete (7N/20mm) as specified in the Concrete Work Section. Should the bottom of any excavation be found soft or otherwise unsound, the formation level shall be excavated to such further depth as the Client Representative may direct and this extra depth will be filled with concrete and the concrete shall be measured as an extra to the Contract.
- 003 The Client shall have prior claim to all usable building materials and antiquities that may arise during the execution of the works.
- 004 Where excavations are carried out the Service Provider shall check in advance with the Service Authorities as to location of any pipes, cables or any other services, as no claims will be entertained in respect of any damage caused by the Service Provider to such services.

Weed Killer

- 005 The weed killer to excavations to be an approved organic weed killer as approved by the Client Representative and used strictly in accordance with the manufacturer's instructions.

Rock

- 006 Rock shall be deemed to comprise any material which cannot be removed without the use of wedges, compressed air, special plant or explosives.

Disposal of Excavated Material

- 007 Surplus excavated material required to be removed from site shall be carted away to a tip. The Service Provider shall provide a tip and pay all fees.

Filling

- 008 Soil for backfilling around foundations or to make up levels shall be dry, clean subsoil free from vegetable soil, roots and rubbish.

Pumping and Baling

- 009 The bottom of excavations shall be kept free from storm or percolating water by pumping or other means during and throughout the progress of the works until completion of the works.

Supporting Excavations

- 010 Earthwork supports shall properly support all excavations to ensure the safety of the operatives and the works, and to the complete satisfaction of the Client Representative.

Work in Cold Weather

- 011 Excavations shall be protected against freezing and frozen materials shall not be used for backfilling.

Hardcore

- 012 Hardcore shall consist of approved hard dry crushed brick or hard broken rubble stone, or limestone quarry waste, free from mud, dirt, clay, ashes, clinker, asbestos, timber or any other deleterious matter, broken to pass a 75mm diameter ring in all directions, well rolled and consolidated in 100mm layers.

Blinding

- 013 Blinding shall be sand, fine gravel, PFA or other fine materials free from dust, well rolled and consolidated;
- 014 The use of shale either as hardcore or blinding to hardcore will not be permitted.
- 015 Surfaces to hardcore are to have sufficient blinding material applied to fill surface to provide a close smooth surface.

Generally

- 016 Remove from site any imported filling materials deemed unsuitable by the Client Representative.
- 017 Ensure the excavations and areas to be filled are kept free from soil and rubbish.

DEMOLITION

DEMOLITION

GENERAL REQUIREMENTS

Generally

- 001 All demolition work and alterations shall be executed in the most careful manner to avoid damage to the surrounding structures. Any damage so caused shall be made good at the Service Provider's expense.
- 002 No dangerous portions of the structure shall remain standing during idle periods or overnight and where this is unavoidable, such portions shall be adequately strutted and propped to ensure their stability until the work recommences. Prices shall include for all strutting and propping as may be required or deemed necessary by the Client Representative and for their removal when no longer required.
- 003 All materials, including debris arising from the demolition or alterations shall be loaded and carted away from the site and not allowed to accumulate, any materials to be re-used the Service Provider shall ensure the care and protection of those items.
- 004 Where old materials are described as "Set aside for re-fixing" the Service Provider shall take all risk of damage in removal, re-fixing and storage and shall replace any damaged or defective work or missing parts at his own expense.
- 005 The Service Provider shall provide all necessary hoardings, fans, guard rails, barriers, temporary lighting and warning signs for the purpose of safeguarding the public and the rights of way around the building and shall maintain and remove same on completion.

Survey

- 006 Before starting work, the Service Provider must examine all available information, carry out a survey of the structure(s), site and surrounding area, and submit, when requested by the Client Representative a survey report with a method statement covering all relevant matters listed in the Health and Safety Executive Guidance Note GS29/1.

Bench Marks

- 007 Report to the Client Representative any bench marks or other survey information found on the structure(s) to be demolished. Do not remove or destroy unless instructed in writing.

Existing Features and Adjacent Works to be Retained

- 008 Keep in place and adequately protect from any damage all features and adjacent works, indicated on the drawings that are to be retained.

SERVICES AFFECTED BY DEMOLITION

Service Regulations

- 009 Any work carried out to or which affects new or existing services must be in accordance with the bylaws or regulations of the appropriate statutory authority.

Location of Services

- 010 Locate and mark the positions of services affected by the work. Arrange with the appropriate authorities for the location and marking of the positions of mains services.

Disconnection of Services

- 011 Unless stated otherwise on the drawings, before starting demolition arrange with the appropriate authorities for the disconnection of services and removal of fittings and equipment.

Disconnection of Drains

- 012 Locate and disconnect all disused drains connections. Seal within the site to approval all the connections to existing sewers.

Drains in Use

- 013 Protect drains, manholes, gullies, vent pipes and fittings still in use and ensure they are kept free of debris at all times. Make good and damage arising from demolition and leave clean and in working order on completion of the demolition works.

Bypass Connections

- 014 Provide as necessary to maintain continuity of services to occupied areas of the same and adjoining properties. Give a minimum of 72 hours notice to occupiers if shutdown is necessary during changeover.

Services which are to Remain

- 015 Notify the Client Representative and service authority or owner of any damage. Make all arrangements for repair to the satisfaction of the Client Representative and service authority owner. The Service Provider to bear all costs and expense associated with such repairs.

WORKMANSHIP

Generally

- 016 Demolish structure(s) in accordance with the relevant Standard and Health and Safety Executive Guidance Notice GS29/1,2,3,and 4.

Plant & Equipment

- 017 All cutting and demolition plant and equipment shall be of suitable types and standards for the location and type of work.

Gas or Vapour Risks

- 018 Take adequate precautions to prevent fire or explosion caused by gas or vapour.

Flammable Liquids & Gases

- 019 When removing tanks and pipes which may have contained flammable liquids or gases:
- a) The Local Authority Petroleum Officer shall be informed and the advice followed.
 - b) Danger notices shall be displayed, smoking and use of naked lights shall be prohibited.
 - c) Non-ferrous tools and equipment shall be used with an ample supply of water to reduce the risk of sparking.
 - d) Tanks shall be emptied and contents disposed of ensuring that none enters any drainage system or water course.
 - e) Tanks and pipes shall be cleaned and rendered inert as described elsewhere in these Conditions or as directed by the Client Representative.

Dust

- 020 Reduce dust by periodically spraying demolition works with water and by use of dust sheets and temporary screens.

Health Hazards

- 021 Take adequate precautions to protect site operatives and the general public from health hazards associated with the dangerous fumes and dust arising during the course of works.
- 022 All works shall be performed in such a manner as to ensure the safety of the works and the public and so as to cause the minimum inconvenience to the public and other parties.

Adjoining Property

- 023 When demolishing structure(s) against adjoining property leave adequate temporary support and protection at each stage and arrange for inspection by the Client Representative.

Maintain and alter temporary supports and protection as necessary as work progresses.

Demolish structure(s) causing a minimum of damage to adjoining property and leave no unnecessary or unstable projections.

Do not disturb support to foundations of adjoining property unless otherwise instructed.

Report to the Client Representative any defects exposed or becoming apparent in adjoining property.

Promptly repair any damage caused to adjoining property by demolition work. Make good to ensure safety, stability, weather protection and security.

Structure(s) to be Retained

- 024 Adequately protect parts of existing structure(s) which are to be kept in place .

Cut away and strip out the minimum necessary and with care to reduce the amount of making good to a minimum.

Prevent debris from overloading any part of the structure which is not to be demolished.

Services which are to Remain

- 025 Notify the Client Representative and service authority or owner of any damage. Make arrangements for repair to the satisfaction of the Client Representative and service authority owner. The Service Provider to bear all costs and expense associated with such repairs.

Partly Demolished Structure(s)

- 026 Leave partly demolished structure(s) in a stable condition, with adequate temporary support at each stage to prevent the risk of uncontrolled collapse.

Prevent debris from overloading scaffolding platforms.

Prevent access of unauthorised persons to partly demolished structure(s).

Leave safe outside working hours.

Dangerous Openings

- 027 Illuminate as necessary. Keep safe outside working hours

Asbestos Based Materials

- 028 Where asbestos based materials are known to be present in the structure(s) it will be indicated on each individual order. They shall be removed in accordance with the Client s and the Health and Safety Executives guidance for asbestos removal.

Give notice immediately of suspected asbestos containing materials discovered during demolition work. Avoid disturbing such materials. Submit details of safe removal, encasing, etc.

Unknown Hazards

- 029 Inform the Client Representative of any unrecorded voids, tanks, chemicals, etc. discovered during demolition work. Agree with the Client Representative the methods for safe removal, filling etc.

New Openings

- 030 Forming new openings or altering existing openings shall include for cutting away existing arches, lintels or sills temporarily strutting and supporting, shoring cutting away, hoisting, inserting, cutting and pinning ends of new sills and lintels, making good floors up to levels for new thresholds, sills etc., including latex levelling screed wedging and pinning up to existing work and building up jambs as described, extending and making good finishings to match existing as necessary and removing debris from site. Retain supports until new work has adequate strength to support existing structure.

Taking Down

- 031 Taking down structural or otherwise items shall include for temporarily supporting, removing all applied finishes and the making good of finishes in connection with the items to match existing as necessary, including making good floors up to levels with latex levelling screed and removing all debris from site.

Building-Up Existing Openings

- 032 Building up openings shall include for building up in materials to match existing or as described for the full thickness of the wall, cutting out existing thresholds, sills, arches, lintels etc., hacking off finishings from jambs or reveals preparatory to building up, preparing surfaces for raising, including lead core or similar damp proof course, cutting toothing wedging and pinning up to existing work as required, extending and making good finishings in connection with the building up of openings to match existing as necessary.

Extending Finishings

- 033 Where extending finishings is described such finishings, plasterwork, ceilings, flooring etc., are to match exactly the existing work and include for joining up and making good to existing finishings.

MATERIALS

Generally

- 034 All materials shall comply with the requirements of the latest appropriate relevant Standard.

Ownership

- 035 Components and materials arising from the demolition work are to become the property of the Service Provider except where otherwise provided. Remove from site as work proceeds.

Hardcore

- 036 Brick, stone, and concrete rubble or other hard materials arising from demolition work may be reused as hardcore subject to compliance with this Specification.

Bricks

- 037 Whole, sound bricks arising from the works may be used for replacing cracked or defective bricks or filling to existing openings.

Infected Timber

- 038 The Client Representative must be informed when infected timber is encountered and where instructed, timber infected by fungal/insect attack shall be removed from the building in a way which will minimise the risk of infecting other parts of the building and shall be destroyed as soon as possible.

TEMPORARY SUPPORTS

Commencement Condition Survey

- 039 Before starting work, survey the existing state of structure to be kept in place to locate and record the magnitude and extent of all cracks, spalling flaking and other irregularities of the fabric.

Agree the commencement condition survey record with the Client Representative.

Extent of Support Work

- 040 Provide, where necessary, support systems to those elements of the building which are to be retained.

Design support systems in accordance with the relevant Standard.

When requested submit detailed proposals including drawings and calculations for all systems to the Client Representative, and resolve any amendments proposed.

Accept responsibility for the adequacy and stability of support systems and thereby the integrity of supported structure for the period of erection to completion of dismantling support systems.

Workmanship

- 041 Carry out work in accordance with the design brief, Health and Safety Executive Guidance and generally in accordance with the relevant Standard.

Site staff responsible for supervision and control of the work are to be experienced in the methods of erection and maintenance of support systems to be used.

Erecting Support Systems

- 042 Locate positions of existing and new services which may be affected by support systems.

Provide any necessary temporary diversions.

Prevent excessive loadings from foundations of support systems being imposed onto foundations of structure to be kept in place.

Erect support systems and connect to structure to be kept in place taking all necessary precautions to prevent damage, and taking due account of movement of structure which may occur before, during and after demolition.

Promptly repair any damage caused to adjoining property by erection or connection of support systems. Make good to ensure safety, stability, weather protection and security.

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Report to the Client Representative any damage caused to retained features or works by erection or connection of support systems. Agree methods of repair with the Client Representative.

Check support systems at agreed stages during erection for compliance with design proposals.

Unknown Hazards

- 043 Inform the Client Representative of any unrecorded voids, flues, services etc., discovered during erection of support systems. Agree with the Client Representative methods for infill, making good, relocation of support connections etc.

Loading Support Systems

- 044 Complete erection and connection of the support systems before commencement of the demolition of adjoining structures.

When support systems are erected and all connections are made to structure to be kept in place inform the Client Representative and obtain any required permissions to load systems.

Maintaining Support Systems

- 045 Provide safe access and safe places of work in the support systems for inspection and maintenance.

Regularly inspect and maintain support systems, making good ties, wedges, connections, corrosion protection, etc., as necessary.

Adequately protect support systems from impact by vehicles, plant and site operations.

Prevent access of unauthorised persons onto support systems. Leave safe outside working hours.

Dismantling Support Systems

- 046 When all permanent connections between supported structure and new construction have been made inform the Client Representative and obtain any required permission to disconnect and dismantle support systems.

Making Good

- 047 Repair any connection holes made in the structure kept in place with materials to match existing. Repair damage caused to buildings, roads or pavements.

Site Clearance

- 048 Clear away all debris, excess materials and temporary works and leave the site in a tidy condition on completion.

EXTERNAL WORKS

EXTERNAL WORKS

Weed Killer

- 001 Weed killer to excavations to be an approved organic weed killer as approved by the Client Representative.

Hardcore

- 002 Hardcore in beds and filling to make up levels under pavings shall be good clean hard brick, cement concrete, hard tiles, stone or ballast, broken before placing to pass a 75mm ring, free from all rubbish and deleterious material.
- 003 Hardcore shall be well consolidated to the required levels and contours with a roller, vibrating roller or mechanical punner to the satisfaction of the Client Representative, care being taken that no damage is done to adjacent work.
- 004 Surfaces of hardcore shall be blinded with sand, ashes or other fine material to the approval of the Client Representative.

Precast Concrete Paving Flags

- 005 Precast concrete paving flags shall be obtained from a manufacturer approved by the Client Representative, made from natural and crushed aggregate, hydraulically pressed, of uniform natural colour throughout and with a non-slip surface finish.
- 006 Flags shall be laid true and square on cement mortar (1:3) dabs with 6mm joints, pointed up with cement and sand (1:6) mortar and cleaned off on completion.

Precast Concrete Edgings and Kerbs

- 007 Precast concrete edgings and kerb shall be obtained from a manufacturer approved by the Client Representative and laid on edge with top 6mm below finished level of adjacent surface.

Macadam Topping

- 008 Re-topping shall be 19mm hot applied tarmacadam topping. Sub surface shall be thoroughly cleaned by scraping, brushing or washing, and allowed to dry. Just prior to laying of the topping apply a tack coat of tar bitumen emulsion at the rate of 0.3 to 0.5 litres per square meter.

Macadam Surfacing

- 009 Preparation and Tack Coat shall be in accordance with Clause 008. Base Course to be 20 mm dense coated macadam, having 20mm nominal stone aggregate with bitumen or tar binder. Wearing Course to be 6 mm medium textured macadam having 6 mm nominal crushed stone aggregate with bitumen or tar binder.

Interlocking Brick/Block Paving.

- 010 Concrete block pavings shall be obtained from a manufacturer approved by the Client Representative, of uniform colour throughout and of a colour to match existing.

The block pavings shall be laid on a well graded sand bed vibrated to provide a thoroughly interlocked paving of even overall appearance with regular sand filled joints and accurate to line, level and profile.

WORKMANSHIP

Formation

- 011 Thoroughly compact bottom of stripped or excavated areas to receive base. Remove any obstruction or soft spots and add and compact suitable additional material to provide level or graded surfaces of equal bearing capacity.

Bases for Paving

- 012 Immediately after compaction of the earth formation, lay limestone base in consolidated layer not exceeding 150mm thick compacted with a vibrating roller or mechanical rammer.

Concrete Paving Flags

- 013 Flags shall unless specified elsewhere to the contrary be laid on a prepared stone base to match existing bonding and on a 25mm thick consolidated bed of limestone dust or approved washed sand. The joints shall be 5-10mm wide pointed with cement mortar (1:3) as the work proceeds. Completed paving shall be protected until the pointed joints have set and then brushed off and left clean.

Macadam Paving

- 014 Laying of macadam paving shall comply with the relevant Standard subject to the following:
- 015 Lay and compact the macadam in restricted areas by methods that produce a compacted finish equivalent to thickness achieved by heavy rollers.

Kerbs and Edgings

- 016 Kerbs and edgings shall be bedded on concrete and haunched half way up on back. Form fine open joints between units.

Interlocking Brick/Block Paving.

- 017 Ensure that sub-bases are suitably accurate and to specified gradients before laying paving.

Cut blocks/paviors neatly and accurately without spalling to give neat junctions at edge restraints and changes in bond.

FENCING AND GATES

FENCING AND GATES

MATERIALS

Generally

- 001 Each type of fencing shall generally comply with the relevant Standard, except that where timber sizes are stated in the Schedule of Rates items, these shall be followed in preference to those stated in the Standard. Ironmongery and fixings shall be galvanised/sheradised.
- 002 In the Schedule of Rates section for the repair and maintenance of fence posts, reference is made to the section size of the posts as being not exceeding a particular section. For the purpose of communicating the Order requirement and for valuation purposes, the Schedule of Rates item invoked shall be that most nearly conforming with the actual post sizes featured in the actual repair.
- 003 Cement, water, aggregates and sand shall be as defined in the Concrete Works Section.
- 004 Numerous fencing types exist in the Contract Area in a variety of heights and with hardwood, softwood and concrete posts set in earth or concrete, the most frequently occurring are set out hereunder but the list is by no means exhaustive.

Timber Gates

- 005 Frames are to be constructed with mortice and tenon joints.

Metal Gates

- 006 Metal gates are to be properly welded together and all welds ground to a smooth finish.

Pressure Impregnating

- 007 All timbers for fencing and gates and where described as 'pressure impregnated with preservative' shall be pressure pretreated with a copper chrome arsenic preservative treatment, e.g. Tanalith, Celcure or other equal and approved.
- 008 All deep cutting, planing and other fabrication shall be carried out before treatment; where any crosscutting or notching of the pressure impregnated timbers is necessary on site all new surfaces exposed shall be liberally treated with preservative as approved.
- 009 The Service Provider shall produce a certificate of treatment to cover all timbers processed.

Wood Preservatives

- 010 Wood preservatives for brush application shall be obtained from an approved manufacturer and shall be applied strictly in accordance with the manufacturer's recommendations. Woodwork to be treated shall be thoroughly cleaned and perfectly dry before application and the preservative shall be brushed on in two coats and worked into all joints. The second coat shall follow before the first coat has dried out.

Concrete Mix

- 011 Concrete for bedding in posts shall be 7N/20mm as defined in the Concrete Works Section.

Nails and Screws

- 012 Nails, screws, clips, wire and other ancillaries and fixings shall be galvanised and as defined in the Carpentry and Joinery Section.

WORKMANSHIP

Code of Practice

- 013 Comply with the recommendations for erecting fences in accordance with the relevant Standard, subject to any qualifications given in the following. In each case the recommendations applicable to the type of fence(s) specified herein shall be observed.

Fence Route

- 014 Clear vegetation or other obstructions along fence routes. Remove any humps and fill any hollows with compacted soil to provide a clear way, permitting unobstructed passage on both sides of the fence, approximately level or with smooth undulations.
- 015 The Service Provider is to identify any services in the ground before excavations commence and take appropriate precautions to avoid any damage.

Fence Erection

- 016 Erect fences as follows:
- (a) Posts truly vertical with tops to line.
 - (b) Struts uniformly angled to give maximum support.
 - (c) In strained wire fences locate straining posts at ends, changes in direction and acute changes in level.
 - (d) Provide struts to all straining posts in direction of the line of fence.
 - (e) Fix posts, but if the ground is soft or a post or strut cannot be securely fixed in the manner specified the Service Provider shall set the post in concrete (or additional concrete) or otherwise as agreed with the Client Representative to make the fence secure.

Fixing Posts

- 017 Fix posts as specified in BS 1722 for the type of fencing involved and in accordance with the following general requirements:
- (a) Holes for concrete: 500mm square x 600mm deep for posts, 500 x 250mm x 500mm deep for struts. Holes to have vertical sides.
 - (b) Concrete in holes: half fill hole with concrete with earth above, both well rammed.
 - (c) Earth filled holes: as small as possible consistent with refilling and compacting with earth.

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(d) Driven posts: drive without damaging the posts.

Post Spurs

018 Where so specified by the Client Representative metal post spurs may be used, strictly in accordance with the manufacturer's instructions and recommendations.

Bollards

019 Lockable steel bollards, fixed steel bollards and concrete bollards shall be from a supplier approved by the Client Representative and installed in accordance with the manufacturer's instructions.

Painting

020 Where decoration is specified in the Schedule of Rates this shall unless directed otherwise match the existing.

Maintaining Protective Treatments

021 Avoid site cutting. Make good any damaged protective coatings (e.g. galvanising) to the standard of protection given by the specified coating. Do not cut preservative treated timber where it will be in the ground. Liberally brush coat with preservative any cuts to treated timber.

DRAINAGE

DRAINAGE

Vitrified clayware traps and gullies etc

- 001 Grating, sealing plates and other metal accessories shall be cast iron.

Granular Beddings

- 002 Granular bedding for pipes shall be Type 'A' granular material which shall consist of broken stone or gravel single size or graded, for pipes up to and including 300mm diameter.

CCTV Inspection of Drains

- 003 Carry out and record when requested internal inspection with CCTV equipment.

Provide all necessary equipment, including suitable covered accommodation for viewing monitor screen, together with personnel experienced in operation of the equipment and interpretation of the results.

Ensure that adequate intensity of illumination within pipe(s) is maintained. Provide for continual position recording, still photographs and stopping movement of the camera at any point requested by the Client Representative.

When requested, provided copy of video tape recording or written report to the Client Representative.

Obtain instructions from Client Representative on remedying any defects which may be revealed.

Bricks for manholes etc

- 004 Bricks shall be Class B clay engineering bricks conforming to the requirements of BS 3921.

Step irons

- 005 Manhole step irons shall be general purpose pattern.

Setting Out

- 006 The Service Provider shall set out all drains as directed by the Client Representative and shall provide all profiles, etc., necessary for the execution of the Work.

Existing Drains

- 007 The Service Provider shall check the invert levels of existing drains, sewers and manholes before laying new drains and shall notify the Client Representative immediately if the declared invert levels are found to be inaccurate.

- 008 Before commencing excavation to expose existing drains the Service Provider shall determine the exact line and level of the drain by excavating trial holes by hand. In any case, the final 300mm of excavation to expose the pipe is to be carried out by hand to ensure that adjacent lengths of pipe are not damaged by plant.

Excavation

- 009 The bottoms of all excavations shall be trimmed and consolidated to the correct levels. Unauthorised excavations below the required levels shall be filled with materials of the same composition as for drain beds at the Service Provider's expense. Where the bottom is insufficiently firm, the Service Provider shall excavate until, in the Client Representative's opinion, a firm bottom is obtained and the level shall be made up with material of the same composition as for drain beds or with a layer of concrete blinding if so directed by the Client Representative. Particulars of such additional work shall be agreed with the Client Representative's representative before the work is covered up, otherwise no claim in this respect will be entertained.

Planking and Strutting

- 010 Care shall be taken not to undermine the foundations of buildings and, if so directed by the Client Representative, planking and strutting shall be left in or other means adopted to protect the foundations. Details of such additional items shall be agreed with the Client Representative's representative before the work is covered up, otherwise no claim in this respect will be entertained.

Backfilling

- 011 Trenches for clay or cast iron pipes with rigid joints shall first be filled to a depth of 300mm with selected fine material carefully hand packed around the pipe. On no account shall materials be tipped into the trench until the first 300mm has been completed.
- 012 Filling shall be continued in layers not exceeding 300mm thick, well rammed and, if necessary, watered. No mechanical rammers may be used until at least 300mm of consolidated filling has been returned over the pipe.
- 013 If after backfilling subsidence occurs causing damage in surfaces to adjoining structures the Service Provider shall make good such damage at his own expense.
- 014 Any damage caused to pipework during backfilling shall be rectified by the Service Provider at his own expense.

Concrete beds, haunching and surround to drain pipes with rigid joints

- 015 Beds shall be a minimum of 150mm thick below the pipes and shall be of the widths as described and finished to the correct gradients.
- 016 After testing, the drains shall be haunched up on both sides in similar concrete to half the diameter of the pipe. Vertical clayware drains and other drains, where so directed, shall be entirely surrounded with concrete 150mm thick. All gullies, shoes, etc., shall be set on a base of similar concrete 150mm thick and the sides encased in concrete 150mm thick.
- 017 Flexible cleavage planes shall be provided at each joint by means of 25mm thick approved bitumen impregnated fibreboard through the entire concrete surround.

Concrete beds and surrounds to clay and PVCu drain pipes with flexible joints

- 018 Concrete beds and surround to drain pipes with flexible joints shall be as before described.

Granular beds and surrounds to drain pipes with flexible joints

- 019 All hard obstructions and soft pockets shall be dug out and the excavated materials removed. The resultant void shall be filled with granular bedding and consolidated. Where trenches are in made up ground, or wet conditions are encountered, 75mm concrete blinding shall be laid.
- 020 Where drains are specified to be "bedded and surround in granular material" the pipes shall be laid on a bed of granular material 100mm deep (150mm deep where concrete blinding required), spread and compacted and finished to the correct gradients and to the correct widths as directed by the Client Representative, and when compacted, socket holes shall be formed in the bedding material sufficient to allow the full length of pipe barrels only to rest thereon.
- 021 After bedding, aligning, levelling and testing the drain pipes, further granular bedding shall be placed evenly and consecutively on each side to half way up the pipe. The pipe shall then be protected by a layer of similar granular bedding carefully consolidated by hand to 100mm above the top of the pipe for the full width of the trench.
- 022 Backfilling for the first section of the trench shall be from the top of the granular bedding to 300mm above the top of the pipe with an "earth blanket" of selected fine excavated material, sieved through a fine mesh and free from hard pieces of material, building rubbish, frozen soil, tree roots, vegetable matter and any material liable to decay.
- 023 Backfilling for the next 300mm shall be with normal excavated material as described under backfilling, but it shall be carried out by hand with no mechanical ramming.
- 024 Backfilling for the next 300mm shall be with normal excavated material as described under backfilling, but it shall be carried out by hand and light mechanical ramming will be permitted.

Laying Drains

- 025 Drains shall be laid in straight lines to even gradient from point to point each pipe being "boned in" and the whole accurately laid and butted closely together at the joints.
- 026 Drain pipes shall be laid and jointed in accordance with the manufacturer's instructions.
- 027 Where drain pipes pass through foundations they are to be so set that a flexible drain joint is not more than 150mm from the face of the wall foundations or manholes with a further joint 600mm from the last joint.
- 028 All drains shall be commenced at the lowest point with sockets leading up the gradient.
- 029 Pipes shall rest on solid and even foundations for the full length of the barrel with hollows formed in the granular bed or ground for the sockets.
- 030 All drainage work shall be executed in conformity with the current Building Regulations.
- 031 Trenches shall be left open for the inspection of the Client Representative and until the drains have been tested and approved.

Gullies etc

- 032 Gullies, etc., shall be set on concrete seatings, surrounded with concrete and jointed together and to pipes with gaskin and cement and sand mortar or with flexible coupling.

Brickwork in manholes

- 033 Brickwork in manholes shall be bedded in cement mortar (1:3) in English bond, built fair face with flush joints internally. Where built into manhole walls pipes of 225mm diameter and over shall have half brick relieving arches over.

PVCu Inspection Chambers

- 034 PVCu Inspection Chambers including all fittings, covers and frames etc., shall polypropylene shallow universal chambers and shall be installed strictly in accordance with the manufacturer's instructions.

Precast Concrete Manholes

- 035 Precast Concrete Manholes shall be from an approved proprietary manufacturer.

Benching

- 036 Benching in bottoms of brick manholes shall be in fine concrete to falls of not less than 45 degrees to channels finished with cement and washed sand mortar (1:2) 25mm thick trowelled hard and smooth with all angles rounded.

Bedding and sealing covers and frames

- 037 Frames to manhole covers shall be bedded in cement mortar (1:3) and the covers in grease and sand.

Testing

- 038 All drains and manholes shall be tested for watertightness and straightness to the satisfaction and in the presence of the Client Representative and the Sewage Authority. Drains shall be filled with water to a head of 1.5 metres and are to be tested in sections agreed with the Client Representative:-
- i) after jointing;
 - ii) after haunching or bedding and backfilling;
 - iii) after completion of the Works.

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- 039 The Service Provider shall provide all necessary testing apparatus and shall carry out such other tests as are required by the Client Representative and the Sewage Authority.

Clean and flush all drains

- 040 All drains, gullies, manholes etc, shall be cored, cleaned and flushed on completion.

CONCRETE WORK

CONCRETE WORK

Cement

- 001 Cement shall be "Ordinary" Portland cement in accordance with BS 12, delivered to site in sound condition and shall be stored and protected from deterioration due to moisture or other causes. The cement shall be used fresh in order of its delivery to site. Any cement which has become caked or otherwise adversely affected is to be removed from the site.
- 002 Sufficient cement shall be available in store to ensure that concrete work on any section can proceed without interruption.

Aggregates

- 003 Fine aggregate shall be well graded coarse river sand of Grading Zones 1-3, clean natural sand or crushed stones.
- 004 Coarse aggregate shall consist of natural gravel, crushed gravel, or crushed stone, well graded and of the nominal sizes as specified hereafter.
- 005 Samples of aggregates proposed to be used shall be submitted to and approved by the Client Representative and the Service Provider shall ensure that subsequent deliveries conform to the characteristics of the approved samples and shall make arrangements for ample supplies to be available of both fine and coarse aggregates of the quality and colour selected to complete the contract.
- 006 Fine and coarse aggregates shall be washed and shall be stored on a hard, clean base where they will not become dirty or otherwise contaminated and shall be handled so as to remain clean and well graded and shall be kept separate from one another until placed in the mixer.
- 007 Frozen aggregates or aggregates containing frozen material are not to be used.

Water

- 008 Water for mixing concrete shall be clean and fresh from the main and shall not be below 4 deg. C at the time of use.
- 009 Water shall not contain any matter injurious to concrete.

Rejected Materials

- 010 All materials which have been damaged, contaminated or have deteriorated or do not comply in any way with the requirements of these Specifications shall be rejected and shall be removed immediately from the site at the Service Provider's expense.

Concrete Repair

- 011 Concrete repair and protection materials shall be supplied by a manufacturer approved by the Client Representative and shall be used strictly in accordance with the manufacturer's instructions.

Concrete Mixes

012 Concrete mixes shall comply with the following:

Mix Reference	Equivalent BS 5328 Grade	Total dry Aggregate Weight for use with 50Kg of cement	Max. size aggregate mm	Slump Range mm
7N/20mm	C7.5P	450	20	25-75
20N/20mm	C20P	300	20	25-75

Concrete Mixing

- 013 Batch and mix all concrete stronger than 15N/mm² by weight; measure water by volume or weight.
- 014 Small quantities of concrete 15N/mm² and under may be batched and mixed by volume. Measure proportions into gauge boxes. Completely fill and empty boxes at each batching.
- 015 Mixing shall be carried out in an efficient mechanical batch mixer of an approved type.

Each batch shall be mixed for a minimum of one and a half minutes after all the materials are in the mixer and for such further time as is sufficient to produce an even colour and consistency throughout. The quantity of water use shall be the minimum consistent with workability and shall be varied as required to suit the moisture content of the aggregate.

- 016 Concrete shall be of such consistency as to produce a slump of not more than 50mm for footings, beds and slabs or 75mm for beams and columns by the slump cone test.
- 017 The entire contents of the mixer shall be discharged at one time direct into the vehicle used for distributing the concrete before any further materials are placed in the mixer.
- 018 Mixing machines, mixing platforms, wheelbarrows and any other vehicles or implements used in concreting shall be thoroughly cleaned and washed out whenever their use is discontinued for longer than thirty minutes

Transporting Concrete

- 019 Concrete shall be transported from the place of mixing to the place of final deposition as rapidly as practicable by means which will prevent segregation, or loss of, or addition to the ingredients. It shall be deposited as near as practicable in its final position so as to avoid re-handling or discharging through chutes, troughs and the like. All skips, vehicles or containers used for transporting the concrete shall be thoroughly clean.

Placing Concrete

- 020 Concrete shall be deposited in its final position immediately after mixing. It shall be carefully placed in position and not tipped from a height exceeding 1.25 metres. No re-tempering of partially set concrete shall be permitted.
- 021 All concrete is to be deposited in layers not exceeding 230mm thick and shall be thoroughly tamped to exclude any voids, and in reinforced work shall be carefully packed around reinforcement and against the forms to ensure good surfaces free from "honeycombing". Great care must be taken to ensure that the reinforcement is not displaced from its correct position during concreting.

Ready Mixed Concrete

- 022 Ready mixed concrete can be used only with the written consent of the Client Representative. When such consent is obtained the ready mixed concrete shall satisfy the following conditions:
- 023 Ready mixed concrete shall be supplied from depots holding a current certificate under the Quality Scheme for Ready Mixed Concrete. The delivered concrete shall be not less than 7 deg C in cold weather and not exceed 30 deg C in hot weather.

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- 024 The actual batched weights of cement and coarse and fine aggregate shall be declared on each delivery ticket by the suppliers.

Construction Joints

- 025 As far as possible sections of the work shall be completed in one operation. If it is necessary to join up with work which has been stopped the surface shall be hacked and roughened, thoroughly cleaned and coated with cement slurry (1:1) before concreting is resumed.

Work in Cold Weather

- 026 When the air temperature is below 4 deg.C concreting will not be permitted except at the entire risk of the Service Provider.
- 027 The Service Provider shall take adequate precautions to protect concrete from freezing and bear full responsibility for any damage whatsoever to concrete resulting from frost action.
- 028 A reliable maximum and minimum thermometer shall be kept on the site of the works.
- 029 Where necessary, the water and/or aggregate must be preheated to ensure a temperature of 5 deg.C in the concrete at the time of placing. The Service Provider shall take such precautions as are necessary to maintain the concrete at or above this temperature until it is thoroughly hardened.
- 030 Frozen materials shall not be used and all equipment, formwork and reinforcement and concrete at construction joints shall be free from frost.
- 031 Guidance on suitable precautions may be found in "Winter Concreting" (Cement and Concrete Association) and "Winter Building" (HMSO).

Protection and Curing

- 032 No concrete shall be deposited when the temperature is at or below 5 deg. C except when specially approved precautions have been taken. In frosty weather all newly placed concrete must be kept properly protected.
- 033 After being placed, concrete shall not be jarred, walked on or otherwise disturbed during setting.
- 034 All concrete shall be kept thoroughly damp for at least a week after concreting and special precautions shall be taken to prevent it drying out too quickly.
- 035 Any concrete damaged setting from any cause whatsoever shall be cut out and replaced by the Service Provider at his own expense.

Traffic and Loading on Concrete

- 036 No traffic over, or loading on, concrete shall be allowed for at least seven days after placing.

Surface Finishes

- 037 All concrete shall be so placed and worked as to produce at the face a uniform distribution of aggregate, uniform texture and freedom from voids.

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- 038 Where a fair finish is required to the concrete surface wrot formwork is to be used and after the removal of the formwork the feathers caused by the joints in the boards shall be removed and any holes or honeycombing which may have formed in the surface shall be filled by first drenching with water and then filling the void with cement mortar composed of cement and washed sand in the same ratio as that in the concrete mix.
- 039 Where a perfect finish is required to the concrete surface lined formwork is to be used and the concrete shall be brought to a true, smooth and even surfaced, free from board marks, honeycombing, etc., by rubbing down with carborundum stone dipped in cement grout. This operation must be commenced immediately after the removal of the forms and not delayed until a later stage in the contact.
- 040 When no specific finish is required, tamp upper surfaces to a plain or evenly ribbed finish with tolerances suitable for subsequent work. When floated finish is specified, close the surface to produce an even slightly coarse texture free from ridges and depressions.
- 041 Where a floor finish is to receive a thin floor covering; repeatedly trowel concrete by power float or other suitable method to produce a dense very smooth surface that is visually flat and suited to the direct application of thin floor coverings. Any defect in the finished concrete that shows through the floor finish will not be accepted.
- 042 Maximum permissible deviation from flat: 3mm from a 3.00m straight edge.

Holes, Chases, Fixing Blocks etc.

- 043 The Service Provider shall be responsible for incorporating any conduit, pipes, fixing blocks, chases, etc., in concrete members as required by others. The Service Provider shall submit full details of these to the Client Representative for approval before the work is put in hand. All fixing blocks, bolts, chases, holes, etc., to be left in the concrete shall be of the sizes required and shall be accurately set out and cast with the concrete or boxed out as the work proceeds.
- 044 No holes or chases shall be cut in the concrete unless the Client Representative gives instructions for this to be done.

Reinforcement Generally

- 045 Bar reinforcement shall be for hot rolled high tensile deformed bars or mild steel round bars.
- 046 Fabric reinforcement shall be hard-drawn, steelwire fabric. No Allowance has been made hereafter for tying wire ordinary spacers or rolling margin and the Service Provider must allow accordingly.
- 047 All reinforcement shall be free from pitting due to corrosion, loose rust, mill scale, paint, oil, grease, ice or other material which may, in the Client Representative's opinion, impair the bond between concrete and reinforcement or cause corrosion of steel or disintegration of the concrete.

Bending Reinforcement

- 048 Unless otherwise permitted by the Client Representative bars shall be bent or straightened cold, gradually and evenly and in a manner that will not injure the material.

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- 049 Steel shall be bent to shape exactly as shown on the drawings. All bends shall have an internal radius of not less than twice the diameter of the bar.

Placing Reinforcement

- 050 All reinforcement shall be placed exactly as shown on the drawings and shall have the correct concrete cover. Reinforcement shall be adequately supported and bound at intersections with No. 16 BSW gauge soft pliable mild steel wire so that displacement shall not occur during the deposition of concrete. Lap to be 40 x diameter of bar size. Lap to mesh to be 450mm minimum.

Formwork

- 051 Formwork may be constructed of any suitable materials. It must be true to line and level, strong and well braced to carry the wet concrete without deformation or deflection, and with closed joints to prevent loss of cement. Holes shall be provided for cleaning out rubbish where necessary.
- 052 Before the concrete is placed all rubbish shall be removed from the interior of the forms and the shuttering in contact with the concrete shall be cleaned and thoroughly wetted. All forms must be thoroughly cleaned before re-use.
- 053 The responsibility for the safe removal of the whole or part of the formwork shall rest entirely with the Service Provider.

Precast Concrete

- 054 Precast concrete shall be of the mixes specified.
- 055 Reinforcement shall be 25mm clear of the soffit of lintels, steps, etc., and ends of bars hooked for a distance of 38mm and cranked to resist shear. Tops of members shall be so marked at the time of casting.
- 056 Precast concrete not described as reinforced shall be suitably reinforced as necessary to withstand handling and temperature stresses.
- 057 All precast concrete shall be adequately cured before being handled and fixed in position.
- 058 Surfaces of precast concrete described as "finished fair" shall be rubbed down, have any holes, etc., neatly stopped in cement and the surfaces left perfectly smooth with sharp arises. Remaining faces shall be left rough for plastering or rendering unless otherwise described.

Bituminous Damp-Proof-Membrane

- 059 Surfaces to receive the bituminous membrane to be thoroughly cleaned and application to be carried out all strictly in accordance with the manufacturer's instructions.

Polythene Damp-Proof Membrane

- 060 Polythene damp-proof membrane shall be heavyweight building sheet with all joints lapped and made with double welt folds and taped all in accordance with the manufacturer's instructions or other equal and approved.

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- 061 Special care must be exercised to prevent joints unsealing and to avoid puncturing the sheeting during placing operations and subsequently during the laying of the brickwork or securing fixing grounds and any sheeting damaged shall be removed and replaced at the Service Provider's expense.
- 062 Holes through the damp-proof membrane for service shall be sealed by wrapping the pipes in small sheets and using sealing tape around the pipes and main film barrier.

BRICKWORK AND BLOCKWORK

BRICKWORK AND BLOCKWORK

Cement

- 001 Cement shall be normal setting ordinary Portland cement, or Sulphate Resisting Portland cement.

Lime

- 002 Lime shall be Class B Hydrated Lime.

Sand

- 003 Sand for building mortar to be natural sand, crushed stone or crushed gravel.

Cement Mortar

- 004 Cement mortar shall be composed of one part cement and three parts sand, and shall be used in brickwork built below ground level and in copings, chimneys, parapet walls or other brickwork located in severely exposed situations and in accordance with the respective brick manufacturer's recommendations.
- 005 Cement mortar used in other situations shall unless otherwise directed, be gauged mortar composed of one part masonry cement, one part lime and six parts sand and in accordance with the respective brick manufacturer's recommendations.
- 006 All mortar shall be used fresh and made only in quantities sufficient to meet the immediate demand. No mortar which has partially set shall be 'revived' or re-used.

Common Bricks

- 007 Common bricks are to be clay common bricks.

Facing and Engineering Bricks

- 008 Facing bricks and Engineering bricks shall be clay of a size and type to match existing.
- 009 Where facing and engineering bricks have been taken down as part of repair works, sound bricks may be cleaned and reused, subject to approval of the Client Representative.
- 010 New facing and engineering bricks shall be obtained from an approved supplier.

Lightweight Concrete Blocks

- 011 Lightweight concrete blocks shall conform to the current Building Regulations for traditional cavity wall construction in domestic dwellings.
- 012 Lightweight concrete blocks shall be stored, handled and laid strictly in accordance with the manufacturer's instructions.

Expansion Joints

- 013 Expansion joints in brickwork or blockwork where required shall comprise 12mm thick approved material, pointed with an approved mastic compound.

Samples of Bricks and Blocks

- 014 All common, facing and engineering bricks and lightweight concrete blocks are to be equal to sample which are to be deposited with and approved by the Client Representative.

Precast Concrete Lintols

- 015 Concrete lintols shall be bedded on mortar with a bearing of not less than 150mm unless specified otherwise, packed on slate.

Prefabricated Steel Lintols

- 016 Steel lintols shall be bedded on mortar with a bearing of not less than 150mm unless specified otherwise, packed on slate.

WORKMANSHIP

Brickwork

- 017 All new brickwork, except where otherwise directed shall be laid to a gauge of 34 courses to 2550mm rise. Where existing brickwork is of a different gauge then the coursing of brickwork is to match accordingly.
- 018 All joints, horizontal and vertical, are to be flushed up solid with mortar throughout the thicknesses of the wall. Bed joints are to be kept horizontal and quoins and perpend square and vertical. Bricks with single frogs are to be laid with frogs upwards.
- 019 Walls are to be carried up in a uniform manner, no part being raised more than 1 metre above another at one time. Brickwork is to be racked back for jointing up and not toothed. No bats are to be used except where required to bond.
- 020 Where bricks are referred to as half brick thick in the Schedule of Rates, this shall be deemed to include half brick thick walls in both metric and imperial sizes.

Hollow Walls

- 021 Hollow walls shall be constructed with inner and outer casings with a cavity between and bonded together with galvanised wire ties, spaced at 1.00m apart horizontally and every sixth course vertically (second course vertically for blockwork) and staggered with additional ties every sixth course in height at jambs of openings.
- 022 Ties for batt type insulated hollow walls shall be fitted with an adjustable plastic anchor for securing the insulation in position against the inner skin of the wall.
- 023 Cavities shall be kept clear of mortar dropping by draw boards across the cavity and access holes shall be left at the bottom of cavities and over lintels for cleaning out and shall be filled in afterwards.
- 024 Cavity wall insulation shall be batt type insulation as directed and shall be obtained from an approved manufacturer.
- 025 Cavities of hollow walls shall be closed at cills and jambs of openings with brickwork, solid for a minimum depth of 100mm, properly bonded to the surrounding work.

- 026 Service Providers are to be aware that cavity walls may contain loose fill insulation materials and the Service Provider is to take all precautions not to lose the integrity of the insulation whilst undertaking works under this contract.

Weather and Protection

- 027 All bricks to be adequately protected on site and kept dry. Where covers are used to protect bricks the Service Provider should ensure that there is sufficient circulation of air to prevent condensation forming on the bricks which are to be laid dry.
- 028 No bricklaying shall be carried out in driving rain or when the temperature in the open is at or below 5 deg. C.
- 029 An approved plasticiser may be used subject to the Client Representative's approval, but antifreeze compounds shall not be used.
- 030 All new brickwork shall be adequately protected from damage by frost or excessive wet weather.

Fair Face

- 031 Surfaces of brickwork or blockwork described as "built fair face" shall be faced with common bricks or blocks selected from bulk for even and unmarked faces and square undamaged arises and shall be finished with a neat flush joint as the work proceeds or to match existing and protected from mortar droppings, etc., and left clean on completion.

Facework

- 032 Joints of facework are to be jointed as the work proceeds with the vertical and horizontal joints finished with a convex jointer (bucket handle) or to match existing.
- 033 Facings are to be kept free of all mortar splashes, droppings or other blemishes and left perfectly clean upon completion.

Damp-proof Courses

- 034 Damp-proof courses shall be lapped 150mm at all joints and full width at angles and intersections.
- 035 Where renewal of damp-proof courses are required the brickwork is to be cut out in short hit and miss lengths not exceeding 1.00m at any one time and brickwork replaced prior to commencement of further lengths.

Bituminous and Silicone Waterproofing Liquid

- 036 Surfaces to receive the waterproofing liquid are to be thoroughly dry and clean and application to be carried out strictly in accordance with the manufacturer's instructions.

Brick Reinforcement

- 037 Brick reinforcement strip bedded into horizontal joints of brickwork shall be used in accordance with the manufacturer's instructions.

Mastic Compound

- 038 Mastic Compound for pointing shall be a one part gun-grade butyl rubber sealant.

Wall Ties

- 039 Wall ties shall be butterfly type of a size to suit the thickness of wall being constructed.

Samples

- 040 Samples of bricks and blocks shall be to the approval of the Client Representative.

Pointing

- 041 Pointing to new work shall match that of adjacent work, or shall be flush or bucket handle pointing as directed by the Client Representative.
- 042 All pointing is required to closely match the existing pointing in finishing, colour and texture.

Chimney Pots and Cowls

- 043 Specialised pots and cowls shall be as nominated and specified by the Client Representative.

Firebacks

- 044 Fire cement for bedding and pointing firebacks shall be used strictly in accordance with the manufacturer's instructions.

Work to Chimneys and Fires

- 045 The Service Provider shall ensure during works to chimneys and fires that occupiers finishes, fittings and furnishings are adequately protected from falling debris and soot and he shall take all necessary precautions to protect existing fire appliances from damage, any damage howsoever caused by the Contract will be rectified at his own cost.
- 046 Prior to commencement, the Service Provider shall ascertain whether any flueways affected by the operations serve a gas appliance. If this should prove to be the case the Service Provider shall immediately notify the Client Representative in writing of the facts, so that appropriate safety precautions can be implemented.
- 047 On completion of the operation the Service Provider shall remove from flueways and from behind fires and appliances all debris resulting from the operation.

Air Bricks and Wall Ventilators

- 048 Clay/Concrete air bricks shall be unglazed and of a colour to match the facing bricks.

Sundries

- 049 All plasterwork and rendering in the enclosed Schedule of Rates to be in accordance with the Specification for the Plasterwork section of these documents.

ROOFING

ROOFING

ROOF TILING

Generally

- 001 The Service Provider is advised that numerous types of tiled roofs exist throughout the Contract Area and that provision must be made for obtaining and stocking the requisite products and accessories, or compatible products, should the existing type be unobtainable - this shall apply to all relevant roof types. Where compatible tiles/slates are, by necessity, used then they shall at all times comply with the relevant British Standard.
- 002 All tiles, slates and accessories laid or fitted shall be of a colour to match the existing and fixed in accordance with the manufacturer's instructions and current Codes of Practice. If the Codes of Practice have been altered since the original tiles or slates were fixed the Client Representative must be informed and the current Code of Practice conformed to.
- 003 The Service Provider is to note that the Items and Prices in the Schedule of Rates together with any percentage adjustment thereto are deemed to allow for the reinstatement of any missing or defective battens and roofing felt when undertaking repairs.

Roof Slates, Tiles and Fittings

- 004 Roof slates, tiles and fittings for pitched roofs and tile hanging shall be obtained from an approved manufacturer.

Dry Ridge/Verge

- 005 Dry ridge and dry verge works shall be compatible with existing dry ridge and dry verge installation and existing roof coverings.

Underfelt

- 006 Roof tile underfelt shall be lapped minimum 150mm at horizontal and vertical joints over adequately supporting members.
- 007 Underfelt for copper, lead and zinc roofing shall be brown inodorous sheathing felt.

Battens

- 008 Tile battens shall be good quality deal, reasonably free from knots, clean and with no waney edges and impregnated with "Celcure", "Tanalith", "Treatim", or "Protim" wood preservative or equivalent approved before delivery to site, as specified under Woodwork.
- 009 Battens shall be fixed with staggered joints and square butt jointed.

Wood Rolls

- 010 Wood rolls for copper, zinc or aluminium roofing shall be wrot seasoned timber to a tapered profile. Common rolls approximately 45 x 40mm overall unless otherwise shown.

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- 011 Wood rolls for lead roofing shall be wrot seasoned timber to the smooth rounded profile. Common rolls approximately 45 x 45mm with 25mm wide flat base unless otherwise shown.

Mortar

- 012 Mortar for bedding and pointing to be cement mortar (1:3) as described in "Brickwork and Blockwork", but slightly tinted in colour to approval and specially mixed for the purpose.

Nails

- 013 Nails for underlay and battens shall be for galvanised steel clout nails. Nails for battens shall be sized to give a secure fixing without splitting the batten. The nails for slates and tiles shall be aluminium alloy, copper, silicon bronze or as recommended by the manufacturer and approved by the Client Representative.
- 014 Nails for lead roofing shall be copper jagged or ring shank not less than 20mm long with large flat heads.

Clips

- 015 Where roofing slates or tiles are described as fixing with clips, the clips shall be of lead or copper, approx. 300mm long x 20mm wide and shall be fixed to the roof batten beneath the slate or tile to be fixed, bent up and over the bottom edge of the slate or tile. Clips for slates shall be aluminium alloy or stainless steel.

Steel Hook Bolts and Nuts

- 016 Bolts for fixing corrugated sheets shall be cadmium or zinc coated steel and with plastic sleeves and washers. Bolt profile and size to suit sheets and roof members and the sheet manufacturer's recommendations.

Steel Roofing Screws

- 017 Roofing screws for corrugated sheets shall be galvanised and be complete with plastic washers. Length of nail shall suit the application and roof sheet manufacturer's recommendations.

Plywood Decking for Flat Roofs

- 018 Plywood sheets shall be exterior quality bonding grade WBP.

Woodwool Slab Decking for Flat Roofs

- 019 Woodwool slabs shall where appropriate be reinforced with pressed steel channels all to the satisfaction of the Client Representative. Fixings for the slabs shall be galvanised steel large flat headed nails of a length to suit the application or galvanised steel clips or such other types of fixing as may be recommended by the manufacturer of the slabs.

Wood Chipboard Decking for Flat Roofs

- 020 Chipboard shall be of an appropriate moisture resistant grade suitable for the purpose and be fixed with galvanised nails or screws being of a size and gauge to suit the application.

Lead

- 021 Lead roof coverings, flashings, soakers, rainwater chutes, valley gutter linings, hips, ridges and the like are to be of best English milled lead. Tacks minimum 40mm wide of the same lead substance to be provided at not more than 1 metre centres to flashings.

Self Adhesive Flashings

- 022 Self adhesive flashings may only be used with the prior agreement of the Client Representative.
- 023 Where self adhesive flashings are permitted they shall be fixed over existing flashings, fillets and the like in strict accordance with manufacturer's instructions, including applying recommended primer to ensure complete adhesion.

Asphalt Roofing

- 024 Clean natural coarse sand passing a 600mm micron BS 470 test sieve is to be used as rubbing sand.
- 025 Chippings shall be hard light coloured non-absorbent natural stone graded 6 to 10mm.
- 026 Solar reflective paint shall be used in accordance with manufacturer's recommendations.
- 027 Asphalt roofing subject to traffic shall be to BS 6925 Type R988 undercoat with BS 1447, finishing coat.
- 028 Isolating membrane for roofing subject to traffic shall be glass fibre tissue as recommended by the asphalt specialist.

High Performance Felt Roofing

- 029 High performance felt roofing shall be from an approved manufacturer and applied strictly in accordance with the manufacturer's instructions to suit the relevant sub-surface.

High Performance "Torch On" Felt Roofing

- 030 High performance "torch on" felt roofing shall be prepared and applied strictly in accordance with the manufacturer's instructions to suit the relevant sub-surface.

Bitumen Primer

- 031 Primer for felt roofing shall be cut back bitumen with a maximum volatile solvent 60% by weight. Viscosity to be Redwood No. 2 at 21 deg. C 25 sec maximum.

Bitumen Compounds

- 032 Bonding compound for felt roofing shall be oxidised bitumen having a penetration of 20/30 at 25 deg. C and a softening point (R & B) of 80/100 deg. C. Dressing compound for felt roofing shall be cut back bitumen. Cold compounds dressing for bonding solar reflective chipping may be permitted but only at the sole discretion of the Client Representative. The bitumen coating for lead, copper or zinc roofing shall be a black coating solution.

WORKMANSHIP

Roof Tiling

- 033 Roof tiling shall be laid in even courses to suit existing gauging and laps and be secured with the appropriate patent clips and or nails. Tiles shall be head nailed with two nails in every tile.
- 034 Eaves shall be formed with double course of tiles.
- 035 Verges shall be formed with tile and a half in alternate courses including any undercloak, or cut tiles if recommended by the manufacturer and pointed in cement mortar all to match existing. Exposed cut edges of tiles will not be permitted.

Roof Slating

- 036 Natural slate roofing shall be close jointed with horizontal and alternate vertical joints ranging through perfectly straight.
- 037 Slates shall be head nailed with two nails to each slate every course. Slates to eaves, verges, ridges, hips, valleys and abutments shall be secured with two nails to each slate.
- 038 Eaves shall be formed with double course of slates.
- 039 Verges shall be formed with slates and slate and a half slates in alternate course including any undercloak and shall be bedded, jointed and pointed with mortar tinted to match colour of slates. Exposed cut edges of slates will not be permitted.
- 040 Ridges and hips shall be of the type stated in the Schedule of Rates. Ridge and hip tiles shall be bedded, jointed and pointed with mortar tinted to match colour of tiles or slates.

Fibre Cement Sheet Roofing

- 041 Fibre cement sheet roofing shall be laid and fixed as recommended by the manufacturer incorporating where appropriate end and side lap sealing strips.

Galvanised Steel

- 042 Lay galvanised corrugated sheeting to allow slight movement between the structural frame and sheeting. Lap all sheets 150mm at ends and two corrugations at sides.

Reinforced Plastics

- 043 Where specified use reinforced corrugated plastic sheets in limited areas in association with roof sheeting of another material. Lap at ends and sides as for the main roofing material and seal with approved woven fibre sealing strip.

Fixing Sheets

- 044 Secure sheets to steel with galvanised steel hook bolts and nuts, and to timber with galvanised steel roofing screws. Do not drill steelwork.

Holing Sheets

- 045 Drill sheet fixing holes through the crown of the corrugations 1.5mm larger in diameter than that of the bolt or screw shank.

Safety Precautions

- 046 Make arrangements to prevent unauthorised persons having access to the area below the roof whilst corrugated sheet roofing is under construction and do not allow any person to go on to roofing without using crawling boards.

Insulation

- 047 Insulation quilts shall be butt jointed and laid up to wall plates leaving sufficient space to ensure adequate ventilation of the roof space is maintained. Quilt to be laid under electrical cables and over horizontal pipes wherever possible. Quilt should not be laid under water storage tanks. Quilts to hatches should be bagged in polythene and securely fixed to hatch.

General

- 048 All debris resulting from roof works shall be cleared from all gutters.

Leadwork

- 049 Sheet lead shall be undertaken by skilled leadworkers and laid in accordance with Lead Development Association recommendations.. Solder shall not be used without the authority of the Client Representative. Close and open nailing shall be undertaken with copper nails at 25mm and 75mm centres respectively. Lengths of lead pieces used in leadwork shall not exceed 3.00m in length or 2.20m² in area.
- 050 All laps to finishings shall not be less than 100mm.

Lead Flashings

- 051 Lead for flashings shall be milled sheet lead.
- 052 Lead flashings shall be dressed to the appropriate profiles without reducing the thickness of the lead sheet.
- 053 Top edges of all cover flashings shall be turned 25mm into grooves chased or cut into brick, blockwork or other cladding material, securely wedged and pointed with low modulus silicone mastic in brick, block, masonry and concrete and in other cladding where appropriate.

Asphalt Roofing

- 054 Asphalt shall be laid generally in accordance with the recommendations and publications of the Mastic Asphalt Council and Client s Federation. Underlay shall be laid loose and with 50mm laps.

- 055 Asphalt shall be laid in two coats with 150mm laps and shall be properly bonded to the edges of existing sound asphalt and unless otherwise directed all existing planes shall be maintained. Fillets 50mm on face shall be provided at all internal angles. The asphalt surface finish shall unless otherwise directed match the existing surface.

Felt Roofing

- 056 If on removing any defective felt the Service Provider discovers that the base is defective or unsuitable in any way to receive the new felt and that repair of the base is outside the Service Provider's remit featured on the Order, the Service Provider shall immediately seek instruction from the Client Representative. When the Service Provider has satisfied himself that the base is sound, he can commence the repair works.
- 057 Felts should be laid in the direction of the roof gradient with 75mm side and 100mm end laps, and breaking joints between layers. All concrete and screed base surfaces should receive a priming coat well brushed in and if the priority or period as the Order permits a period of 24 hours should be allowed to elapse before undertaking the felt laying.
- 058 The first layer of felt should be partially or fully bonded to the base as directed, with bonding compound heated in thermostatically controlled kettles, to a temperature not exceeding 215 deg. Celsius, but sufficient to provide a 200 deg. Celsius laying temperature.
- 059 A Partial Bonding System should be effected by spot, strip or frame bonding the first felt layer with hot bonding compound.
- 060 The perimeter of the roof should be fully bonded for a width of 450mm, leaving 150mm wide ventilation channels at appropriate centres.
- 061 A Fully Bonded System should be effected by applying a continuous even coating of hot bonding compound to the base at the rate of 1.5kg/m² to which should be applied the first layer of felt to provide a complete bond excluding all air trapped air.
- 062 Subsequent felt layers should be effectively bonded to match underlayer excluding all trapped air. Should any air bubbles become apparent in the work undertaken, the felt shall be cut back by the Service Provider to the satisfaction of the Client Representative and renewed entirely at the Service Provider's expense.

Torch on Felt Roofing

- 063 Torch on felt roofing shall be laid in accordance with the manufacturer's instructions. Ensure existing roof is clean and dry, cut out and patch blisters, nicks etc., and if necessary prime surface and allow to dry. Lay sheeting with 75mm side, 100mm end laps and apply flame to lower surface directing at the junction with the substrate so as to melt adhesive across roll width. Unroll felt onto part of molten bitumen and press down firmly. Seal laps with wide bladed scraper and seal plain finish (not mineral surface) by applying heat from above.

Asphalt Coverings to Balconies and Walkways

- 064 The Service Provider shall ensure that the asphalt work is undertaken in accordance with BS 8218 and the publications of the Mastic Asphalt Council and Client's Federation.

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- 065 Isolating membrane for roofing subject to traffic shall be glass fibre tissue as recommended by the Service Provider and to the approval of the Client Representative.
- 066 Metal lathing: Bitumen coated 'plain expanded' steel lathing of minimum 26 swg and minimum 10 mm short way of mesh.
- 067 Bonding primer: A high bond primer recommended by the asphalt specialist.
- 068 Bitumen based bonding compound: For bonding vapour barriers and for general bonding purposes; oxidised bitumen suitable for applying hot.
- 069 Rubbing sand: Clean natural coarse sand passing a 60 micron BS 470 test sieve.
- 070 Chippings: Hard light coloured non-absorbent natural stone graded 6 to 10 mm/nominal 14 mm single size 6.
- 071 Dressing compound for chippings: Cut back bitumen or a suitable cold applied bitumen based adhesive.
- 072 Solar reflective paint: Shall be of a reputable proprietary brand and to the approval of the Client Representative.
- 073 Aluminium edging: A proprietary section profiled to suit asphalt manufactured from aluminium.

Client 's Preferred Manufacturers/Suppliers/Products

- 074 The following is a **sample** list of approved manufacturers, suppliers and/or brand names of the Client 's preferred products that shall be used in undertaking the Works associated with **Roofing**. The Service Provider shall make provision for maintaining adequate stock levels and mixes of such products to be available for use throughout the duration of the Contract. Other equal and approved products may be used only on the Service Provider obtaining prior written approval of the Client Representative.

Product	Brand Name	Manufacturer's Details
Interlocking roof tiles/plain roof.	The Redland Range.	Monier Group www.monier.co.uk
Interlocking roof tiles. Plain roof tiles / artificial slates.	Marley/Eternit Range.	Marley Eternit Limited www.marleyeternit.co.uk
Verge/ridge/hip systems.	The Redland Range.	Monier Group www.monier.co.uk
Verge/ridge/hip systems.	Marley/Eternit Range.	Marley Eternit Limited www.marleyeternit.co.uk

WOODWORK

WOODWORK

Generally

- 001 Where door or window frames/linings are renewed or new timber pieced in, the prices shall include for cutting out for butts/hinges or and the like as required.
- 002 All sawn timber sizes quoted in the Schedule of Rates are nominal sizes.
- 003 All prepared timber is to be stained or primed and undercoated all round before fixing, as described in Painting and Decorating hereunder.
- 004 Where items in the Schedule of Rates are described as being painted, decorated, stained or touched up, the finish and type shall be to match the existing or surrounding finish as appropriate and shall comply with the specifications in "Painting and Decorating" Specification.
- 005 Where painted skirtings and architraves are specified then an MDF equivalent may be used subject to the approval of the Client Representative.
- 006 When Purpose Made items are specified then sections shall match those existing as far as possible subject to the approval of the Client Representative.

Timber

- 007 Generally all timbers shall be sound, well conditioned, properly seasoned to suit the particular use and free from defects rendering it unsuitable for the purpose intended.
- 008 Softwood for Carcassing work to be '5th Carcassing Constructional Quality' of European Redwood, Canadian Hemlock, Canadian Spruce or Western Hemlock types.
- 009 Softwood for Joinery Work to be class 2 European or Douglas Fir.
- 010 The Service Provider is to include for all necessary levelling and packing of structural timber.
- 011 Items of unspecified hardwood to be any hardwood suitable for the purpose, and shall be of a species and from a source approved by the Client Representative.
- 012 No unreplenishable tropical hardwoods are to be used.
- 013 All timber must be well seasoned.
- 014 Moisture content for internal joinery to be a maximum of 12% (8% if property central heated).
- 015 Moisture content for external joinery to be a maximum of 18%.

Priming

- 016 All timber should be primed in accordance with the finish coat specification. The materials, preparation of surfaces and workmanship shall be in accordance with the Clauses in Painting and Decorating. It should be noted that the primer for internal joinery shall be that recommended by the manufacturer of the subsequent site applied decoration.

Preservative Treatment of Timber

- 017 All softwood, where described as "treated" or "Impregnated" shall be treated before delivery to site with "Celcure", "Tanalith", "Treatim", "Protim", "Vac-Vac" or equivalent approved under vacuum-pressure with an average net retention of not less than 4kg of dry "Celcure" or "Tanalith" salts per cubic metre or with "Coloured Protim" Organic Solvent type preservative giving an overall retention of 16Kg of solution per cubic metre of timber.
- 018 Ground contact timber shall be treated with an average net retention of not less than 5.4Kg dry "Celcure", "Treatim" or "Tanalith" salts per cubic metre of timber or equivalent approved.
- 019 Where possible all timbers are to be cut to final dimensions before impregnation, but where this is not possible, any sawn or cut faces, borings, etc., are to be liberally swabbed with "Celcure B", "Treatim" or "Protim" preservative, or equivalent approved obtainable from the impregnation plants.
- 020 After treatment, the timber to be carefully open-stacked in a well ventilated covered space to enable surplus solvent in the preservative to dry out by evaporation and all treated timber to be dry before incorporation in the work.
- 021 Items of carpentry timber treated with "Celcure", "Tanalith" or "Treatim" or equivalent approved shall be allowed a minimum of 3 weeks air drying period following treatment and before fixing. Joinery timbers similarly treated shall be allowed a minimum of 6 weeks air drying period following treatment and before fixing.
- 022 Copies of the relevant Preservation Treatment Certificate should be produced on request of the Client Representative.

Chipboard Flooring

- 023 Chipboard flooring shall be of the appropriate waterproof moisture resistant grade suitable for the purpose and used strictly in accordance with the manufacturer's directions.

Hardboard

- 024 Hardboard where used to form bath panels shall have an enamelled surface.

Plywood, Blockboard, Particleboard

- 025 Blockboard and laminboard shall be five-ply. Ordinary plywood to be WBP. Veneer shall be of the specified species of timber, but where none is specified it may be of the appropriate species of timber at the Service Provider's option.

Nails, Bolts, etc.

- 026 Bolts shall be generally cup square with large washers and nuts.
- 027 Nails for fixing joinery having external exposed face shall be sheradised in accordance with BS 1202: Part 1: 1974, punched in below the surface and filled with approved filler.

Adhesives

028 Adhesives for:

- (i) Exterior use shall be synthetic resin type WBP.
- (ii) Interior use shall be synthetic resin type MR.

Timber Fillers for Rotted Woods

029 Timber fillers used for rotted softwoods and hardwoods shall be from an approved manufacturer and shall be a complete system appropriate for the type of wood and used strictly in accordance with the manufacturer's instructions.

Manufactured Joinery

030 Schedule of Rates prices for manufactured joinery and mouldings have unless stated otherwise been based upon standard product ranges of manufacturer's.

031 Standard joinery must be obtained from a firm, approved by the Client Representative.

Storage of Material

032 Joinery shall be protected from the weather during transit and shall at all times prior to being fixed be stored under cover, clear of the ground, before and after priming.

Door Frames and Linings

033 Timber door frames and linings shall be constructed in accordance with the relevant Standard, except for profiles and sizes where otherwise stated. External door frames without cills shall have 12.5mm diameter x 100mm long galvanised steel dowels housed into the bottom of each leg leaving 50mm projecting. The frames for fire resisting doors shall be of a type approved by the Client Representative. Frames for half hour doors shall have 25mm minimum stops.

Doors Generally

034 The fire door rating in the Schedule of Rates is shown in hours and means the integrity of the door which can be achieved when fitted to a frame with or without intumescent strips.

035 External doors excluding flush doors, shall be from solid timbers. Veneers and laminations are not acceptable.

Ledged and Braced Doors

036 Ledged and braced doors shall consist of 3 No. 150mm x 25mm horizontal ledges with bevelled edges, 125 x 25mm, parallel braces and 100 x 25mm tongued and grooved and V-jointed matching. The braces shall be obliquely jointed to the ledges with their lower ends adjacent to the hanging side of the door. Each board shall be nailed to the ledges and braces using not less than 2 No. nails 50mm long at each ledge and one at each brace. The ends of ledges shall be screwed back to the match boarding from inside and stopped in. All timber used shall be primed to door being assembled, end grain shall be primed with two coats of aluminium primer as before described.

Framed, Ledged and Braced Doors

- 037 Framed, ledged and braced door shall consist of 100 x 50mm styles and top rail, 175 x 38mm middle rail and bottom rail, 100 x 38mm braces and 100 x 19mm tongued and grooved V-matching. The top rail to be haunched, morticed and tenoned to the styles. The middle rail and bottom rails to be bare faced, morticed and tenoned to styles and top rails to be grooved to receive the tongues of the tongued and grooved V-jointed matching. The braces stub tenoned into rails and styles. The tongued and grooved V-jointed matching to be secured to rails and braces by lost head nails hammered in from the faces. All joints to be jointed with WBP glue to BS 1204 and all boarding and timber faces covered to be primed before assembly including all rails, grooves and matching. End grain shall be primed with aluminium primer as before described. The frame shall be securely cramped and all morticed and tenoned joints to be secured with hardwood wedges well driven home. The whole to be assembled perfectly square and free from winding.

Flush Doors

- 038 Internal flush doors shall be skeleton or honeycomb core, lipped on two styles with hardwood strips and shall comply with the relevant Standard.
- 039 External flush doors shall be faced on both sides with 6mm external quality resin bonded plywood, for painting or staining to BS 6952 on solid core and shall comply with the relevant Standard. Glazing apertures shall be provided with a rebated, sunk and rounded Utile cover mould with Utile cover mould with Utile hardwood glazing beads with angles mitred. The glazing coverpiece and beads shall be not less than the relevant Standard for glazed apertures.

Half-Glazed Flush Doors

- 040 Unless otherwise specified, the opening for glass in doors described as half glazed shall extend the full width between styles and be not less than 680mm high and in all other respects such door shall comply with the relevant Standard.
- 041 Glazing apertures shall be provided with a rebated, sunk and rounded utile cover mould with Utile hardwood glazing beads with angles mitred. The glazing coverpiece and beads shall be not less than the relevant Standard for glazed apertures.

Panel Doors

- 042 Panel doors shall comply in all respects to and be not less than the relevant Standard and shall be jointed with morticed and tenoned joints and WBP glue. Ply panels to be minimum 6mm external quality WBP plywood for painting or staining, the joint between ply, styles and rails to be sealed at the time of assembly with primer.

Fire Check Flush Doors

- 043 Fire check flush doors shall be half hour or one hour types as specified in the Schedule of Rates, and shall comply with the relevant clauses of the relevant Standard.

Windows

- 044 Timber windows shall be provided with a 30 year guarantee. Steel windows shall be galvanised. Timber surrounds for steel windows shall be to the approval of the Client Representative.

PVCu Doors and Windows

- 045 All PVCu window and door replacements shall be constructed from high impact modified PVCu. All PVCu doors and windows shall be manufactured from base materials guaranteed against decomposition and colour fastness for a minimum of ten years.
- 046 Fabrication of all PVCu frames and sashes shall be generated against failure of welds, mechanical joints etc., for minimum of ten years.
- 047 Double glazed units shall be guaranteed against failure of the unit for a minimum of five years.
- 048 Mechanisms shall be guaranteed against the failure of the unit for a minimum of five years.
- 049 All PVCu items are to be protected against damage during the course of fixing.
- 050 All windows shall incorporate means whereby they may be opened so as to allow a secure trickle ventilation.
- 051 The Service Provider will be solely responsible for the accurate measurement of the works and shall amend any errors therein at this own expense.
- 052 All window frames shall show a 65mm face on the outside of the frame.
- 053 Doors must be constructed from a profile with a minimum of 100mm width showing face.
- 054 Door types shall be double panelled type 2XG or 2XGG, top panel to be double glazed in toughened glass, bottom panel to be similarly double glazed or PVCu skinned/foam sandwich with PVCu frame. Panels to be screwed and wedged.
- 055 All approved door and window furniture should be fitted to suit the doors and windows installed in accordance with the manufacturer's recommendations to meet the following minimum requirements:

Door locks and furniture:

- 1½ pairs of heavy duty hinges
- Cylinder lock
- Letter plate - white plastic gravity type (front doors only)
- 1 No. heavy duty multi-point lift lever espagnolette locking system with return lever handle action to horizontal position when locked.
- Lever handles
- Numerals (front doors only)
- Stormproof cill/threshold with integral weather seals
- Rain deflector/weatherboard
- Window locks and furniture:

Tilt-turn Windows: shall be fitted with an approved key operated 'tilt barrier' and child locks must be provided where windows are fitted on or above first floor level. Tilt-turn windows shall also be fitted with a switch barrier.

Casement Windows (outward opening): all opening windows shall have friction hinges with espagnolette fittings and locking furniture irrespective of configuration. Child locks must be fitted where windows are on or above first floor level.

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- 056 Door and window furniture shall be SAA or brass finished to approval of Client Representative and or as specified on the Works Order.
- 057 The Service Provider shall obtain prior written approval from the Client Representative for the proposed supplier or manufacturer of PVCu windows/doors unless already specified on the Works Order.
- 058 Repairs to PVCu windows/doors shall match existing for style and manufacture.

Roof Windows

- 059 Roof windows shall be supplied by an approved manufacturer and installed in accordance with the manufacturer's recommendations.

Sealant

- 060 Sealants for pointing around window and door frames shall be obtained from an approved supplier and suitable for sealing to timber, aluminium and PVCu windows and doors as applicable.

Combustion Air Grilles

- 061 The Service Provider when repairing or renewing items which incorporate combustion air grilles shall ensure that the combustion air grilles manufactured by an approved manufacturer and apertures are maintained in the repair or renewed items. If the salvaged air grille is in sound condition this may be incorporated, if however the existing grille is defective, the Service Provider shall supply and fix a new grille manufactured by an approved manufacturer and claim the appropriate Schedule of Rates items.

Fibre Cement Insulating Board

- 062 Insulating board shall be asbestos free and have a sanded finish and be fixed strictly in accordance with the manufacturer's recommendations.

Boards and Panels

- 063 All plywood, blockboard, hardboard and similar building boards and panels, insulation mat, quilt and slab is to be stored, handled, conditioned and fixed strictly in accordance with the manufacturer's recommendations.
- 064 Cross joints will not be permitted in board coverings.

PVCu Fascias/Soffits/Cladding and Components

- 065 PVCu fascias, soffits, cladding and components shall be cellular PVCu with a low density (closed cell) core and homogeneous skin; with self coloured, smooth, semi-matt finish. All materials shall be obtained from an approved Company and be of sections and profiles to the full approval of the Client Representative and installed in accordance with the manufacturer's recommendations.

Plugging

- 066 The terms plug, plugged or plugging shall mean fixing to concrete, brickwork or blockwork surfaces and the like and shall include for supplying and fixing with proprietary fixings. These terms shall also be held to including shot fired fixing, which requires written permission from the Client Representative.

Architraves, Reveal Linings, Window Boards and Mouldings

- 067 Profiles and shapes shall be of varying profiles and due care must be taken to replace items to match the existing when undertaking repairs. Where painted softwood skirtings and architraves are specified then an approved MDF equivalent may be used with the Client Representative's prior agreement.

Polythene Vapour Barrier

- 068 Polythene vapour barrier shall be an approved sheet fixed with all joints lapped and made with double folds and taped, all in accordance with the manufacturer's instructions.

Ironmongery

- 069 All ironmongery is to be carefully wrapped and protected until completion of the work and any which may be defaced or damaged is to be replaced with new or re-lacquered without charge, as the Client Representative may direct.
- 070 Screws shall be of a suitable gauge and material for the purpose and shall match the article to be fixed.
- 071 All locks, etc., are to be lubricated with graphite and left in perfect working order on completion and all keys are to be properly labelled and delivered up in accordance with the Client Representative's instructions.
- 072 All Tee hinges are to be black japanned.
- 073 All Suffolk latches are to be black japanned.
- 074 All letter plates shall comply with the Post Office's minimum size standards. Where letter plates are to be provided in fire doors they must conform to the fire rating of the door.
- 075 Ironmongery to new, renewed or replacement timber doors shall, unless otherwise stated on the Works Order, be provided with all ironmongery in accordance with the following:

- | | | |
|---------------------|---|---|
| External front door | - | 1½ pairs 100mm heavy duty steel butt hinges
1 No. cylinder security night latch with latch pull
1 No. 65 or 75mm 5-lever mortice deadlock and keep
1 set escutcheons
1 No. letter plate - gravity type
1 No. security door chain
Stormproof cill/threshold with integral weather seals
Rain deflector/weatherboard
Intumescent seals (fire doors only)
Door numerals |
| External rear door | - | 1½ pairs 100mm heavy duty steel butt hinges
1 No. 100mm 5-lever mortice lock/latch and keep
1 set lever furniture/handles
2 No. mortice security bolts
Stormproof cill/threshold with integral weather seals
Rain deflector/weatherboard
Intumescent seals (fire doors only) |

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Internal doors - 1 pair 75mm medium duty steel butt hinges (1½ pair heavy duty hinges for firecheck doors)
1 No. 65 or 75mm tubular mortice latch and keep
1 set lever furniture/handles
Intumescent seals (fire doors only)

Bathroom/wc doors - 1 pair 75mm medium duty steel butt hinges (1 ½ pair heavy duty hinges for firecheck doors)
1 No. 65 or 75mm mortice bathroom lock/latch and keep
1 set lever bathroom furniture/handles with snib/indicator
Intumescent seals (fire doors only)

External matchboarded doors - 1 pair 457mm steel tee hinges
1 No. rim lock and keep
1 set knob furniture

076 Door furniture shall be SAA or brass finished to approval of Client Representative and or as specified on the Works Order.

Kitchen Units/Worktops

077 All kitchen units shall be manufactured to meet strength specification level 'H', shall have fully repairable carcassing and shall be obtained from an approved manufacturer.

078 All worktops shall be manufactured from laminated moisture resistant chipboard core and shall be obtained from Howden Joinery Limited as follows:

Worktop to tenants choice from Blackstone, Charcoal, Radiance Rose and Light Granite.

079 All metal fittings and screws used in manufacture are to be plated against corrosion. Metal corner gussets are to be used as fixing posts.

080 Rates contained in the Schedule of Rates for adjustable kitchen units are based on products obtainable from Moores Furniture Group Ltd., Thorp Arch Trading Estate, Wetherby, West Yorkshire under an LHC agreement as follows:

Special needs kitchen units - 'Adjusta' range, 'Jazz' finish

081 Rates contained in the Schedule of Rates for non-adjustable kitchen units are based on products obtainable from Howden Joinery Ltd., as follows:

Kitchen Units - Tenants choice from Greenwich – White, Greenwich – Oak, Greenwich – Beech and Greenwich – Walnut.

Client Standard Specification - 'Greenwich' range

082 Alternative manufacturer's in similar ranges may be specified and approved at the sole discretion of the Client Representative and at no extra cost to the contract.

083 The Service Provider is to take all necessary precautions to protect units and worktops from damage and any damage occasioned will be made good or products replaced at the Client Representative's sole discretion and when fitted all doors and drawers operate smoothly.

- 084 All units and worktops are to be fixed in accordance with the manufacturer's recommendations and in accordance with acceptable recognised trade practice.
- 085 Where the existing fixing holes cannot be used for hinges, a steel cabinet strengthening plate shall be used, fixed four times to the unit and the hinges fixed with self tapping screws to the plate.

Chrome Supporting Leg

- 086 Worktop supporting leg shall be 30mm diameter chrome plated fixed to worktop and floor with retaining plates and screws.

WORKMANSHIP

Generally

- 087 Carpenter's work shall be framed and put together in a substantial and workmanlike manner.
- 088 All Joiner's work shall be accurately set out, framed and executed in accordance with detailed drawings and finished off in a workmanlike manner.
- 089 All purpose made doors and other framed work shall be put together immediately upon the general work being commenced, but not glued and wedged until the joinery is prepared in readiness for immediate fixing.
- 090 Machine planing and moulding shall be finished off smooth by hand.
- 091 All exposed faces of joinery shall be wrought and all arrises slightly rounded.
- 092 All nails and pins in exposed work shall be punched and putted.

Softwood Flooring/Board Flooring

- 093 Renewal of floorboards shall be carefully carried out to avoid damaging the ceiling below the floor. Tongued and grooved boards should be removed by carefully sawing through the tongues and carefully forming a heading joint adjacent to a joist. When replacing boards which have been removed in this manner additional support should be provided at the heading joint by the provision of timber 50 x 25mm secured to the joist.
- 094 In cases where a number of floorboards require renewal, the new boards should be well cramped up to form tight joints and nailed up with two lost head nails punched and putted per board, per joint, except in the case of access traps which should be fixed with screws. Care should be taken when fixing the floorboards not to puncture or damage any existing services.
- 095 Provide all additional support battens, noggins etc., required to support boards.

Timber Door Frames and Door Linings

- 096 New door frames and linings require a minimum of three sets of fixings to each leg, each set shall comprise of two fixings which may be accomplished with timber plugs and nails, proprietary plastic plugs and screws as appropriate to the quality of the fixing background. In addition external door frames which do not have timber cills shall have the galvanised steel dowels housed in the legs, grouted into the building structure with

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cement mortar (1:3).

- 097 Existing door frames or linings which have become loose may be fixed by fixing through the frame using approved proprietary sleeved screw fixing devices.
- 099 In any case heads of fixings should be sunk below the surface of the frame and the recess and filled with an approved filler.

Softwood Window Frames

- 100 Fixing of softwood windows and softwood window surrounds shall be accomplished in the same manner used for fixing door frames and lining legs.

Metal Window Frames

- 101 Metal windows shall be bedded in a butyl rubber sealant and fixed to wood window surrounds with galvanised or cadmium plated screws or alternatively by the use of stainless steel fixing clamps or brackets and proprietary plastic plugs and approved rust proof screws.

Window/Door Replacement

- 102 All window/door replacement Works involving removal of the primary frame from the building and associated glazing shall be undertaken in accordance with the current Building Regulations Approved Document L as appropriate by FENSA registered firms or operatives.

Sealant

- 103 Prior to pointing around existing window and door frames, all loose materials shall be picked out and a cellular backing appropriate to the type of sealant shall be inserted in the joint between the frame and wall following which sealant as specified, shall be inserted by pressure gun to form a neat uniform beaded finish.

Stud Partitions

- 104 Stud partitions shall comprise suitably sized softwood head and sole plates and with studs at 400mm centres horizontally and with noggins at 1200mm centres vertically. Quilts shall be butt jointed and fill entire void.

Kitchen Units

- 105 Base units shall be fixed with proprietary metal or plastic fixing brackets, plastic plugs and screws and the joint between the work top and wall pointed with a neat bead of anti-mould white silicone sealant.
- 106 Wall units shall be fixed with proprietary metal or plastic fixing brackets, plastic plugs and screws and in addition supported on full length softwood cleats.

Worktops

- 107 Worktops shall be fixed to base units on metal or plastic brackets with self tapping screws. In cases where the worktop has a void under, the worktop shall be supported by means of 50 x 25mm softwood cleats securely fixed to any background on at least three sides. If this cannot be achieved the sides affected shall be supported on a flanged tubular steel support fixed to the floor with proprietary plastic plugs and screws and to the worktop with appropriate self tapping screws. All cut edges should be sealed/treated in accordance with manufacturer's recommendations to prevent ingress

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of moisture.

Fixing PVCu Doors and Windows

- 108 Take out existing door/window and hack off rendering/plastering so far as necessary to accommodate window fixing cramps in window reveals, supply and install support lintels over new window/door opening in all cases where original brickwork is carried on window/door i.e. soldier course, make good to brickwork as necessary, remove all rubbish to tip and leave window/door opening ready to receive new window/door.
- 109 Fix PVCu double glazed window/door with or without cill directly into prepared brick reveals using approved galvanised twist-in-lugs, screwed to reveals using galvanised screws. Allow for sealing windows to masonry openings with an approved silicone sealant and protecting windows during course of building operations. All windows/doors wherever possible to be fixed with a 35mm setback from outside face of brickwork and all old mastic to be removed from brick face.
- 110 Where appropriate supply and fix an approved PVCu cellular core window board, strictly in accordance with manufacturer's instructions fixed with screw on lugs, fixed to wall, together with 19mm PVCu quadrant beading, glued to window boards and window frame using manufacturer's recommended adhesive.
- 111 Make good to all internal window reveals with backing and finished plaster and leave ready for redecoration.
- 112 All existing windows/doors removed must be replaced with new window/doors and made weather tight before the Service Provider leaves the site at the end of each working day.

Client 's Preferred Manufacturers/Suppliers/Products

- 113 The following is a **sample** list of approved manufacturers, suppliers and/or brand names of the Client's preferred products that shall be used in undertaking the Works associated with **Woodwork**. The Service Provider shall make provision for maintaining adequate stock levels and mixes of such products to be available for use throughout the duration of the Contract. Other equal and approved products may be used only on the Service Provider obtaining prior written approval of the Client Representative.

Product	Brand Name	Manufacturer's Details
Entrance Door Locks	M.S. night latch / 5 Lever mortice lock.	Yale Security Limited www.yalelock.co.uk
Entrance Door Locks	Cisa night latch / 5 Lever mortice lock.	Ingersoll Rand www.cisa.com
Entrance Door Locks	Chubb night latch / 5 lever mortice lock.	ASSA Abloy www.assaabloy.com
UPVC Ventilation	Glidevale vents.	Glidevale Limited www.glidevale.com
UPVC Fascias, etc	Roofline.	Celumform www.celuform.co.uk
UPVC Fascias, etc	Roofline.	Swish Building Products www.swishbp.co.uk
Door Lever Furniture	Olympus Contractor Range	Nicholls and Clark www.nichollsandclark.com
Fire Resistant Letter Plate	Firemaster	Lorient www.lorient.uk.com

METALWORK

METALWORK

Materials Generally

- 001 All materials shall be of a standard not lower than the requirements of the latest appropriate relevant Standard.

Mild Steel

- 002 All steel is to be of the best description of British Manufacturer free from all imperfections. Prior to fixing, all rust, mill scale, welding slag and flux residue to be removed from iron and steel surfaces by wire brushing, scraping, hammering, flame cleaning etc.

Lintels

- 003 Galvanised pressed steel lintels shall be by an approved manufacturer and shall be installed in accordance with the manufacturer's recommendations.

Galvanised Coatings

- 004 A coating of zinc and zinc iron alloy layers shall be obtained by dipping prepared iron or steel articles in molten zinc.

Garage Door Repairs

- 005 Fittings etc for metal 'up and over' garage doors shall be of approved type and manufacture, generally to match existing and shall be fixed strictly in accordance with the manufacturer's instructions and recommendations.

General Repairs

- 006 Cut out defective metal balusters and replace with new; including all welded joints. Prime where damaged and leave ready to receive decorative finish.
- 007 Cut out defective ironmongery and replace with new including any welding that may be necessary. Prime where damaged and leave ready to receive finish.
- 008 Make good damaged weld including removing remains of weld, wire brushing and hacking surface and rewelding. Prime where damaged and leave ready to receive finish.
- 009 Remove defective arch bar including cutting out from brickwork and replace with new primed mild steel bar; make good brickwork; allow for temporary supports. Finish to match the existing.

Client 's Preferred Manufacturers/Suppliers/Products

010 The following is a **sample** list of approved manufacturers, suppliers and/or brand names of the Client 's preferred products that shall be used in undertaking the Works associated with **Metalwork**. The Service Provider shall make provision for maintaining adequate stock levels and mixes of such products to be available for use throughout the duration of the Contract. Other equal and approved products may be used only on the Service Provider obtaining prior written approval of the Client Representative.

Product	Brand Name	Manufacturer's Details
Up and over garage doors.	Horizon	Garador Limited www.garador.co.uk .

PLASTERWORK AND OTHER FLOOR, WALL AND CEILING FINISHES

PLASTERWORK AND OTHER FLOOR, WALL AND CEILING FINISHES

MATERIALS

Cement and Water

001 Cement and water to be as described in "Concrete Works".

Sand

002 Sand for bedding and pointing slab or tile finishing to be as described in "Brickwork and Blockwork".

Building Paper

003 Building paper shall conform to the grade appropriate for its permanent use.

Membranes

004 Polythene membranes shall be 1000 gauge.

Anti Slip Materials

005 Materials for producing anti slip surfaces shall be coarse carborundum grains or Chromite grains (grading 12/24).

Surface Hardener

006 Surface hardener shall be a sodium silicate solution, of grade appropriate for use.

Plaster

007 Plasters shall be Gypsum building plasters or 'Pre-mixed Lightweight Plaster'.

Bonding Agent

008 Bonding agents where permitted shall be an approved EVA adhesive (not PVA).

Metal Lathing, Beads and Stops

009 Steel lathing shall, and be of the plain expanded type having a minimum weight of 1.6Kg/m² and coated with a black bitumen solution.

010 Beads and stops shall be of an appropriate profile and where for internal use shall be galvanised, where used externally they shall be manufactured from stainless steel.

Plasterboard

011 Plasterboard nailed to soffits or studding shall be fixed with 32mm x 12 swg galvanised clout headed nails for 10mm lath and 38mm x 12 swg galvanised clout headed nails for 13mm lath.

Thermal Board

012 Thermal board shall be Gyproc thermal board as manufactured by British Gypsum to the thickness as specified as fixed in accordance with the manufacturer's instructions.

Wall Tiling

- 013 Wall tiling shall be cushion edge white or coloured glazed ceramic tiles, for repairs to match existing. When renewing kitchens the wall tiling is to be as specified in the Composite Rate for Kitchens in Section 3. Adhesives for use with ceramic tiles shall be waterproof.

Sealant

- 014 Sealant shall be gun grade white silicone anti-mould sealant of approved manufacture.

Floor Coverings

- 015 Vinyl sheet and anti-slip safety flooring shall conform to current standards, be of approved manufacture.
- 016 Quarry tiles shall be of a colour to match existing tiles or a colour selected by the Client Representative.
- 017 Latex self levelling compound shall be of approved manufacturer, laid strictly in accordance with the manufacturer's recommendations.

Textured Decorative Finish

- 018 Textured decorative finish shall be an approved plastic compound, and is to be applied to provide a finish to match existing, in accordance with the manufacturer's recommendations.

WORKMANSHIP

Steel Lathing Beads and Stops

- 019 Lathing shall be securely fixed to:
- (1) Timber backgrounds with galvanised staples
 - (2) Steelwork with 1.2mm galvanised tie wire
- 020 All joints shall have a 75mm lap and wired at centres not exceeding 75mm.
- 021 Beads and stops shall be fixed with rustproof hardened steel pins, fixing with plaster or mortar dabs will not be permitted.

Plasterboard

- 022 Plasterboard shall be fixed with appropriate sized galvanised plate nails at intervals suitable for the particular application all in accordance with the manufacturer's recommendations. Provide all supporting members as necessary for fixing the plasterboard. Cross joints in boards will not be permitted.
- 023 Joints between plasterboards and at the junction between walls and soffits shall be flushed up with neat board finish plaster and covered with 90mm wide jute scrim cloth bedded in neat board finish. A coat of neat board finish plaster not less than 5mm thick should be applied immediately after the joint application has set but prior to drying out. All applied strictly in accordance with the manufacturer's recommendations.
- 024 Thermal board in dry lining shall be fixed to walls using the plaster pad and dab process with Gyproc multi-purpose adhesive used as the bonding medium to the solid

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background and a secondary nail fixing made into the set dabs. Alignment pads to be bitumen impregnated fibreboard.

- 025 Plaster finish to thermal board shall consist of two coats of premixed lightweight plaster with vermiculite aggregate, total thickness not less than 13mm. The first coat shall be a scratch coat of bonding plaster followed by a coat of appropriate finish plaster trowelled to a smooth finish. All applied strictly in accordance with the manufacturer's recommendations.

Plaster on Expanded Metal Lathing

- 026 Plaster finish to metal lathing shall consist of three coats of premixed lightweight plaster, the first two scratch coats being expanded metal lathing plaster containing expanded perlite and exfoliated vermiculite aggregate together with a rust inhibitor, followed by a finishing coat containing exfoliated vermiculite aggregate trowelled to a smooth finish, total thickness of plaster system not less than 13mm. All applied strictly in accordance with the manufacturer's instructions.

Plaster on Concrete Soffits

- 027 Plaster finish to concrete soffits shall consist of two coats premixed lightweight plaster, containing exfoliated vermiculite aggregate, the first coat being a bonding scratch coat, followed by a finishing coat trowelled to a smooth finish, total thickness not less than 10mm. All applied strictly in accordance with the manufacturer's recommendations.

Plaster on Solid Vertical Backgrounds

- 028 Plaster finish to solid vertical backgrounds shall consist of two coats lightweight premixed plaster. In the case of low suction backgrounds the first coat shall be a bonding plaster scratch coat containing exfoliated vermiculite, in the case of normal suction backgrounds the first coat shall be a scratch coat of hb browning plaster containing expanded perlite aggregate. In both cases the second coat shall be of finish plaster containing exfoliated vermiculite aggregate trowelled to a smooth finish, total thickness of plaster system not less than 13mm.

Cement Beds, Backings and Renderings Generally

- 029 Beds, backings and renderings shall unless otherwise directed be composed of one part of Portland Cement to three parts of sand, by volume. The water content to be kept as low as possible, but shall not exceed 18 litres per 50 Kg of cement inclusive of the moisture content in the sand.
- 030 Sub-bases and backgrounds shall be brushed free of all dust, well wetted and coated with cement slurry before applying the screeds. As an alternative to the cement slurry an approved EVA bonding adhesive may be used strictly in accordance with the manufacturer's recommendations.
- 031 Should the beds, backings or renderings be specified as waterproof an approved waterproofer shall be incorporated in the mix strictly in accordance with the manufacturer's recommendations.
- 032 Beds shall be laid in alternative bays not exceeding 3.50m x 3.50m and the surfaces of beds and backings finished off in a manner to receive the appropriate tiling, paving or other finishing.
- 033 External renderings shall have a surface finish to match existing renderings.

Granolithic Finish

- 034 Granolithic finish shall be composed of 1 part cement to 1 part fine aggregate to 2 parts coarse aggregate 10mm maximum size, all measured by weight. The amount of water added shall be the minimum necessary to give sufficient workability for laying and compacting.
- 035 The base for granolithic application is to be thoroughly scabbled, cleaned, wetted and treated either by brushing on a neat cement grout or an EVA emulsion bonding agent strictly in accordance with the manufacturer's recommendations. The granolithic finishings shall be laid in bays not exceeding 15m² the bay proportions are to be such that the ratio of sides will not exceed 1:1 1/2.
- 036 The minimum thickness shall be 19mm. To prevent dusting excessive trowelling is to be avoided and curing shall be carried out for a minimum period of 4 days or greater if instructed by the Client Representative.
- 037 The permitted deviation from the level to be + 3mm in 3m.
- 038 Granolithic shall be steel trowelled to produce a close knit surface and may be either tooled by stud rolling or sprinkled with non slip grains to produce an anti-slip finish. All as directed by the Client Representative.

Wall Tiling

- 039 Tiles shall be fixed to the backing with straight joints on a combed bed of approved waterproof adhesive. Exposed edges of tiles shall be round edged, external angles may be round edged or mitred at the Service Providers discretion; exposed stop end corners shall be formed using double bullnose tiles.
- 040 Joints between tiles shall be filled solid with an approved waterproof grout. The joints shall be tooled off and on completion all residual adhesive and grout shall be cleared off the tiles and surrounding surfaces.

Vinyl and Thermoplastic Tiles

- 041 Tiles shall unless otherwise directed be laid with straight joints on a combed bed of appropriate approved adhesive strictly in accordance with the recommendations of the manufacturer's of the tiles and adhesive respectively. The size/colour and pattern of the tiles shall match as near as possible any existing surrounding tiles and in any case must be to the entire satisfaction of the Client Representative.

Quarry Tiles

- 042 The tiles shall be laid on a bed of cement and sand (1:3) alternatively the tiles may be laid on an approved cementitious adhesive bed 3-6mm thick, which must make full contact with the tile and background and be in accordance with the recommendations of the adhesive manufacturer.

Textured Decorative Finish (Artex)

- 043 Joints in plasterboard to receive decorative textured finish shall be filled with plastic filler and covered while wet with wet strength paper scrim or while wet or dry with glassfibre membrane scrim tape and then allowed to dry prior to the application of the finishing coat. The finishing coat shall be applied in an even coat and then tooled or brushed to match existing surrounding finishes or as directed by the Client Representative.

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Labours and Sundry Items

- 044 Cut and fit and or make good all wall and floor finishings around any kind of obstruction or projection of a permanent nature from the wall background or floor base which is in respect of the following: structural elements; pipework and ducting and their brackets and supports, fittings and appliances in connection with the following systems, electrical, water, gas heating, air conditioning, communication and waste disposal; fittings and any permanent object in connection with any permanent parts of the premises.
- 045 All application of plasterwork, renderings, backings, asphalt and any applied finishes shall unless directed otherwise be maintained in the same plane as any existing surrounding similar applications. A fair joint shall be made between the new application and any existing surrounding application, all to the entire satisfaction of the Client Representative.

PAINTING AND DECORATING

PAINTING AND DECORATING

Redecorate/Touch Up/Make Good

- 001 The term “redecorate/touch up or make good decoration” shall be deemed to include prepare, prime, one undercoat, one gloss to previously painted surfaces or reinstate stain or clear finish in accordance with manufacturer’s instructions in respect of previously stained or clear finish surfaces.

MATERIALS

Generally

- 002 All materials shall comply with the latest appropriate relevant Standard.
- 003 Painting and decorating materials shall be of the highest standards available and be supplied by a reputable manufacturer to be approved by the Client Representative. Undercoats and finishing coats for an individual surface shall be obtained from one manufacturer only.
- 004 All paints are to be delivered to the site in sealed containers as received from the makers and no labels are to be removed or painted out. The paint must be used without adulteration and in strict accordance with the instructions of the maker.
- 005 Under no circumstances shall paint supplied by the manufacturer's be thinned by the Service Provider unless permission has been given by the Client Representative. When such permission has been granted, thinning must be carried out in strict accordance with the instructions of, and with thinners provided by, the manufacturer's.
- 006 All painting is to be executed in approved shades, and the Service Provider must submit samples of tints before ordering his materials. Each coat of paint must approximate to the finished shade, and where certain tints are recommended by the manufacturer, they must be used.
- 007 Samples of materials may be taken by the Client Representative. Sample tins will be filled 7/8 full after the contents of the container or kettle have been thoroughly stirred and mixed. All relevant details of the materials sampled shall be recorded.
- 008 All unsatisfactory materials shall be immediately removed from the site, and any work executed with such defective material shall be made good by the Service Provider at his own expense to the satisfaction of the Client Representative.
- 009 The Service Provider shall include in his tender prices and any percentage adjustment thereto for the use of varied colours in the Works and for the execution of sample patches, as required by the Client Representative.
- 010 Where appropriate to the circumstances, water based paints should be used.

Knotting

- 011 Knotting shall be best quality Shellac, dissolved in methylated spirits. All knots and resinous parts are to be covered.

Stopping

012 Stopping for:

- i) Plasterwork shall be a plaster based filler;
- ii) Concrete, rendering or brickwork shall be of similar material to the background and shall be finished with a similar texture;
- iii) Internal woodwork, hardboard, fireboard and plywood shall be putty and shall be tinted to match the colour of the undercoat;
- iv) External woodwork shall be linseed oil putty or other approved proprietary filler recommended for external use, and shall be tinted to match the colour of the undercoat;
- v) Clear finished woodwork shall be stopping tinted to match the surrounding woodwork.

Primer for Alkaline Surfaces

013 Primer for alkaline surfaces shall be a special primer obtained from the maker of the undercoat and finishing coat.

Primer for Iron and Steelwork

014 Primer for iron and steelwork shall be as recommended by the manufacturer for the surfaces to be coated in conjunction with that recommended by the manufacturer for the subsequent finish coats.

Primer for Galvanised Iron and Steelwork

015 Primer for galvanised iron and steelwork shall be as recommended by the manufacturer and shall be compatible with subsequent finish coats. New galvanised surfaces must be pretreated with a mordant solution before priming.

Primer for Hardboard

016 Primer for hardboard not factory primed or sealed shall be a suitable primer obtained from the maker of the undercoat and finished coat.

Primer for Woodwork

017 Primer for woodwork shall be a finishing ready-mix primer obtained from the maker of the undercoat and finishing coats and shall be applied in accordance with the maker's instructions.

Primer for oily or resinous timbers

018 Primer for British Columbia pine (Douglas fir) or other oily or resinous timber shall be an approved aluminium based priming paint not darker than BS 4800 Colour 00A01 which shall be compatible with the subsequent coats and obtained from the same maker.

Primer for Stains

- 019 Primer to stain finish work shall be as recommended by the selected and approved manufacturer for the respective stain finish.

External Varnish and Varnish Stain

- 020 Subject to any specification to the contrary, external varnish and varnish stain shall be as approved.

External Wood Stain

- 021 External wood stains shall be obtained from an approved manufacturer.

Wood Preservative

- 022 Wood preservative shall be obtained from an approved manufacturer.

External Masonry Paint

- 023 External masonry paint shall be as approved and used strictly in accordance with the manufacturer's instructions and recommendations.

Stabilising Sealer

- 024 Stabilising sealer shall be of a type and make recommended by the manufacturer of the undercoat and finishing coat.

Chemical Stripper

- 025 Chemical paint stripper shall be water soluble.

Anti Fungal Solution

- 026 Anti fungal solution shall be appropriate to the surface being treated and shall be used in accordance with the manufacturer's instructions and in accordance with the Pesticides Safety Precautions Scheme (3.2/160).

PREPARATION OF SURFACES

Preparations

- 027 A high standard of preparatory work will be required and therefore allowances should be made for thorough preparation of all surfaces. The term "prepare" used in the Schedule of Rates shall be taken to cover all work described below including washing down, priming and painting extra coats but excluding paint removal. Should the Service Provider deem paint removal is necessary this shall be reported to the Client Representative and areas agreed on site with the Client Representative before work commences. No payment for paint removal will be made if this condition is not complied with.
- 028 All existing bare non-durable timber surfaces shall receive a liberal brush coat of water repellent timber preservative to conform with Building Establishment Technical Note No. 24. Allow adequate time to dry before overcoating.

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- 029 Previously painted surfaces in good condition shall be rubbed down with abrasive paper and cracks filled as described. If existing paint is in poor condition it shall be removed completely using an approved non-caustic paint remover.
- 030 Any stains on ceiling are to be given such extra treatment prior to decoration in order to prevent stains bleeding through subsequent decorative coatings.
- 031 At the Client Representative's request tinted undercoats may be required at no extra cost.

Approval

- 032 The Client Representative may request that the preparation of surfaces is approved prior to any coating being applied.

Stopping

- 033 Stopping referred to in the following clauses shall be the appropriate stopping as described under Materials.

Burning Off

- 034 Burn off and rub down to remove paint from wooden surfaces. Fill in cracks etc., as described for new woodwork. Knot, prime and stop woodwork so exposed as described for new work, fine abrasive paper and apply one additional undercoat before painting as specified.

Plaster, Render, Concrete and Brickwork

- 035 All plaster or mortar splashes, etc., shall be removed from the surfaces to be decorated by scraping. All holes, cracks, etc., shall be stopped and the whole surface shall be brushed down to remove dust and loose material. In addition all traces of mould oil shall be removed by scrubbing with water and detergent and rinsing with clean water to remove all detergent.
- 036 All plaster surfaces shall be allowed to dry out completely before decorating processes commence.
- 037 Any efflorescence shall be removed first by wiping dry with a dry course cloth and then with a damp cloth. The surfaces shall then be left for 48 hours to see if efflorescence has ceased and surfaces shall be cleaned to remove dirt, dust, etc., and all making good shall be allowed to dry out thoroughly before painting is commenced. When efflorescence has occurred or is suspected, painting shall be deferred for a period as required by the Client Representative.
- 038 Loose and defective rendering is to be cut out and made good prior to redecoration. Existing surfaces to be redecorated shall be stabilised with an approved stabilising agent compatible with the paint finish. The stabilising agent to be used in accordance with the manufacturer's instructions.

Plasterboard to receive direct redecoration

- 039 Joints in plasterboard ceilings to receive textured decorative finishings shall be finished as described in 'Plasterwork'.

Iron and Steel

- 040 Before fixing, rust, mill scale, welding slag and flux residue shall be removed from iron and steel surfaces by wire brushing, scraping, hammering, flame cleaning etc.

Previously Painted Metalwork

- 041 Thoroughly clean down all paintwork which is in sound condition and rub down with abrasive paper. Remove small areas of defective paint and all rust and loose scale by chipping, scraping and wire brushing back to clean metal. Prime metal so exposed immediately after preparation with one coat of primer and apply one additional undercoat before painting as specified.
- 042 Large areas of defective paint shall be removed by using an approved noncaustic stripper or by chipping, scraping and wire brushing back to clean metal. In all cases where rust is apparent, the rusting section and a sufficient area shall be scraped clean of all paint and rust and coated with an approved rust inhibiting primer in addition to the priming coat described.

Defective Putties

- 043 Defective, cracked or uneven putties to glazing shall be hacked out, rebates prepared and primed as required and the putties made good prior to any painting being carried out. Putties must be allowed to form a hard skin before painting.

Hardboard

- 044 All dirt and grease shall be removed from hardboard surfaces and after priming, all nail holes and other imperfections shall be stopped.

Plywood

- 045 Surfaces of internal plywood which are to be painted shall be primed, filled as required with a plastic based filler, rubbed and dusted down and a second coat of primer applied.
- 046 Surfaces of external plywood to be painted shall be primed, filled with a filler tinted to match the colour of the undercoat, rubbed and dusted down and a second coat of primer applied. After final priming all imperfections shall be stopped, rubbed down and brushed off.

Woodwork to be painted

- 047 Before fixing woodwork, all surfaces which will be visible after fixing shall be rubbed down. Excess resin from live knots and resin pockets shall be scorched back and all knots and resinous areas coated with fresh knotting. All surfaces shall then be primed, all nail holes and other imperfections shall then be stopped and the whole surface shall be rubbed down and all dust brushed off before the undercoat is applied.

Previously painted woodwork

- 048 Wash down thoroughly with sugar soap all paintwork which is in sound condition and rub down to a smooth surface with an approved abrasive paper. Rinse well with clean water and allow to dry. Fill in cracks etc., as described for new woodwork.
- 049 Small areas of cracked or defective paint shall be removed by carefully scraping back to a firm edge. Knot, prime and stop woodwork so exposed as described for new work fine abrasive paper and apply one additional undercoat before painting as specified.
- 050 All bare existing non-durable timber surfaces or surfaces with defective areas of paint film shall receive a liberal coat of brush applied water repellent timber preservative to conform with Building Research Establishment Technical Note No. 24. Allow adequate time to dry before overcoating.

Woodwork to receive a clear finish

- 051 All holes and other imperfections in surfaces to receive a clear finish shall be stopped and the whole surfaces shall be rubbed down and all dust brushed off.
- 052 Existing varnished surfaces in sound condition shall be prepared by cleaning down with an approved detergent and thoroughly rinsed.
- 053 Existing varnished surfaces in unsound condition shall be stripped and revarnished.
- 054 All preparation to be in accordance with approved manufacturer's recommendations.

Woodwork to receive Stain Finish

- 055 Previously treated and untreated surfaces to receive proprietary stain finish shall be prepared strictly in accordance with the approved manufacturer's instructions.

WORKMANSHIP

Malpractices

- 056 In order to eradicate any malpractice by way of unauthorised addition of thinners or driers, or other adulteration of paint, the attention of the Service Provider is specifically drawn to the following:-
 - i) Adequate supervision during the painting work must be given by the Service Provider to ensure that the paint is not adulterated.
 - ii) If cases of unauthorised or excessive thinning or other adulterations are discovered, the Client Representative will exercise the power contained in this Contract to require the removal from the site of the workman or workmen concerned.
 - iii) The Service Provider shall exhibit or cause to be exhibited a notice drawing the attention of the workmen to the Client's requirement to use paint as supplied by the manufacturer and the penalty for a breach of this requirement.
 - iv) If the Client approved the subletting of the work, such approval will not relieve the Service Provider of his responsibility for observance of the above requirements. Sub-Service Providers should be warned, however, that if any malpractice is discovered, the approval will be withdrawn and the Sub-Service Provider will be required to leave the site.

Stirring of Materials

- 057 Contents of all cans and containers of materials must be thoroughly stirred before and during use and shall be suitably strained as and when necessary.

Manufacturer's Instructions

- 058 All materials shall be used strictly in accordance with the instructions issued by the manufacturer concerned.

Brushwork

- 059 All coatings shall be applied by brush or roller. The use of sprays will only be permitted with the prior approval of the Client Representative.

Priming of Glazing Beads

- 060 Priming and staining of glazing beads, rebates and the backs of beads shall be carried out at the same time as the priming and staining of the window frames.

Condition of Priming

- 061 If, by the time that the work is to receive the first undercoat, the priming has in any way deteriorated or has been damaged, the affected portions, or the whole if necessary, shall be rubbed down and reprimed. When articles, such as the windows are primed at works the priming shall be touched up where required with the same priming paint or equivalent.

Coatings to be dry

- 062 All coatings shall be allowed to dry thoroughly for the time specified by the manufacturer's before succeeding coats are applied.

Painting Windows/Doors

- 063 Windows/doors are not to be painted in the closed position.

Rubbing down

- 064 All undercoats for paints and clear finishes shall be rubbed down or denibbed to a smooth surface with abrasive paper and all dust removed before the succeeding coat is applied.

Differing Colours of Undercoats

- 065 Each succeeding coat of priming and undercoating paint shall be sufficiently different in colour as to be readily distinguishable.

Unsuitable Conditions

- 066 No coating shall be applied to surfaces affected by wet, damp, foggy or frosty weather or other unsuitable conditions, or to any damp surface, nor in temperatures below 5 deg.C.

Protection of Wet Surfaces

- 067 Adequate care must be taken to protect surfaces whilst still wet, by the use of screens and 'wet paint' signs where necessary, and the Service Provider will be held responsible for any damage which may be caused by or through wet paint.

Damage to Adjoining Surfaces

- 068 Care must be taken when storing materials, preparing surfaces, or applying paint or stains, not to damage or stain other work. The Service Provider shall remove all such stains, make good the stained surface and touch up paintwork disturbed.

Cleanliness

- 069 All brushes, tools and equipment shall be kept clean, and surfaces shall be clean and free from dust during the painting processes. Painting shall not be carried out in the vicinity of other operations which might cause dust. The Service Provider shall provide a suitable movable receptacle into which are to be placed all liquids, slop washings, etc., which on no account are to be tipped down any of the gullies, manholes, sinks, basins, water closets or any other sanitary fittings. All solid refuse or inflammable residues must be removed from the site.

Removal of Ironmongery

- 070 All surface fixed ironmongery, fittings, etc, except hinges, shall be removed before painting and refixed on completion.

Radiators

- 071 If required radiators are to be taken down to allow the proper decoration of the surfaces behind, after which the radiators are to be refitted and the systems refilled including inhibitor and balanced if required.

Protection of Furniture

- 072 The Service Provider shall allow for the protection of all furniture and fittings, the provision of dust sheets and the removal of items such as curtains etc., prior to commencing the works, together with the rehangng or reinstatement of the same.

Client 's Preferred Manufacturers/Suppliers/Products

- 073 The following is a **sample** list of approved manufacturers, suppliers and/or brand names of the Client 's preferred products that shall be used in undertaking the Works associated with **Painting and Decorating**. The Service Provider shall make provision for maintaining adequate stock levels and mixes of such products to be available for use throughout the duration of the Contract. Other equal and approved products may be used only on the Service Provider obtaining prior written approval of the Client Representative.

Product	Brand Name	Manufacturer's Details
Emulsion/primer/undercoat/ Gloss/eggshell/satin/masonry		Dulux (ICI Paints Division) Crown Paints Leyland Paints Permoglaze

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Decorative Woodstain		Sigma Coatings Sadolins Cuprinol (ICI Paints Division) Leyland Paints
Special Coatings		Hammerite (ICI) Paints Division

GLAZING

GLAZING

Glass

- 001 All glass shall be free from all specks, bubbles, bladders and all other defects.
- 002 Clear float glass shall be 'ordinary glazing quality'.
- 003 Obscure/patterned glass shall be clear cast glass to match the existing or of a pattern approved by the Client Representative.
- 004 Polished plate glass shall be 'glass for glazing quality'.
- 005 Wired glass shall be Georgian wired cast or Georgian wired polished plate glass, as specified. The wire shall extend to the edges of the glass and be free from rust.

Double Glazed Units

- 006 Flat hermetically sealed double glazing units are to be manufactured using low-E glass and have a minimum 5 year guarantee details of which must be provided to the Client Representative.

Window Ventilators

- 007 All window ventilators shall be obtained from an approved manufacturer and shall be fitted in accordance with the manufacturer's instructions.

Putty

- 008 Putty for glazing to wood to be linseed oil putty or equal and approved.
- 009 Putty for glazing to metal is to be metal casement putty.

Intumescent Mastic

- 010 All mastic to firedoors shall be of an approved type of fire protection sealant.

WORKMANSHIP

Glazing Generally

- 011 All glazing shall be undertaken in accordance with the Glass and Glazing Federation Code of Practice and the current Building Regulations Approved Document L as appropriate. In all cases where glazing is associated with window or door replacement involving removal of the primary frame from the building then Works shall be undertaken only by FENSA registered firms of operatives.
- 012 All glass shall be accurately cut to size with a small clearance.
- 013 All glass, except that bedded in patent glazing strip, shall be bedded back and front and around perimeter with the putty or mastic neatly trimmed and cleaned off.
- 014 Glazing shall be sprigged to wood, clipped to metal, or fixed with aluminium, timber beads or, PVCu beads and security clips.

- 015 Alternatively if gasket glazing is required, glazing gaskets and weather seals shall be extruded from EPDM (Ethylene Propylene Diene Monomer) to comply with the relevant Standard.
- 016 Obscured glass in single glazing is to be installed with the "rough" side to the inside of the property. Obscure glass to sealed double glazed units is to be installed with the "rough" side to the inside of the unit and the obscure glass to the inside of the property.
- 017 Rebates and beads shall be sealed or primed before glass is inserted.

Double Glazing Units

- 018 Setting blocks and distance pieces must be used to centralise the glass, unit or infill within the opening and to ensure that it cannot move under wind loading. Setting blocks are used at the bottom edge of the frame. For fixed windows, they should be positioned as near quarter points as possible, but where it is necessary to avoid undue deflection of the frame, they may be placed nearer the sides, but never less than 85mm from the corner. Each setting block should be 3mm wider than the glass unit or infill and thick as the designed edge clearance. Allow for toeing and healing.
- 019 Their length should not be less than 25mm and they should be approximately 25mm in length for each metre of major glass dimension. For vertically pivoted windows, they should never be less than 75mm in length.
- 020 Location blocks should be used between the edges of the glass unit or infill and the top and sides of the frame in an opening light.
- 021 Distance pieces should be 25mm long and in height 3mm less than the rebate depth. The thickness should be at least 3mm and such as to ensure that the glass is held firmly in the lazing rebate. Rigid PVC shims should be inserted if necessary, to ensure that the distance pieces are a tight fit between the face of the glass and rebate. For beads which fit into continuous grooves, the first distance pieces should be 75mm from each corner, and the remainder be located at approximately 30mm centres. For beads which are fixed by screws or other studs, distance pieces should coincide with fixing points provided.

Neoprene Glazing Gaskets

- 022 Glass should be fitted to PVCu windows using glazing gaskets appropriate to the window profile and should be fitted in accordance with manufacturer's instructions. All glazing gaskets should be angled if possible, but in any event all corners must be mitred.

PLUMBING

PLUMBING

Generally

- 001 All materials shall be of a standard not lower than the requirements of the latest appropriate relevant Standard and shall comply with in every respect with the latest Byelaws of the Water Supply Authority.
- 002 All ancillary and fixing materials to be rust proofed and all materials in direct or indirect contact to be compatible to prevent electrolytic or chemical corrosion.
- 003 The Service Provider is advised that the Client 's premises contain a variety of disposal systems manufactured from conventional materials and also a wide range of manufacturer's proprietary systems.
- 004 Any pipework entering a vertical service duct shall be sealed all round with intumescent sealant to prevent the passage of fire or smoke.

Plastic Rainwater Gutters and Pipes

- 005 The colour of the systems, profile of gutters and rainwater pipe jointing and fixing methods shall unless otherwise directed all match the relevant existing systems.

Cast Iron Rainwater Gutters and Pipes

- 006 Profiles of gutters shall be half round or ogee and rainwater pipe jointing and fixing system shall unless directed otherwise match the relevant existing system.

Aluminium Rainwater Gutters and Pipes

- 007 Aluminium rainwater disposal systems shall match relevant existing systems.

Plastic Soil and Vent Pipes

- 008 The colour and jointing and fixing methods shall unless otherwise directed match relevant existing pipework.

Cast Iron Soil and Vent Pipes

- 009 The jointing and fixing methods of pipework shall unless otherwise directed match relevant existing pipework.

Plastic Waste Pipes, Fittings and Traps

- 010 Plastic waste pipes, fittings and traps shall be "high temperature". Polypropylene and ABS pipes and fittings if fitted externally shall be fully protected from sunlight. In any case unless otherwise directed waste pipes, fittings and traps shall match relevant existing waste systems.

Copper Waste Pipes and Fittings

- 011 The gauges of pipework and types of fittings shall match that of the relevant existing pipework.

Plastic Water Supply Pipes and Fittings

- 012 Pipework to be laid underground for potable water supplies shall be blue polyethylene pipes with copper fittings.

Copper Water Supply Pipes and Fittings

- 013 Capillary fittings for potable water supplies shall be of the lead free type.

Fittings for Lead Supply Pipes

- 014 Fittings used for connecting dissimilar pipes to existing lead water services shall be of an approved type.

Overflow Pipes and Fittings

- 015 Pipework for overflows shall generally comply with the same requirements as for water supply pipework. Plastic overflows shall be installed in accordance with the manufacturer's directions and in accordance with accepted trade practice.

Solder

- 016 Solders may only be used in work not associated with potable water supplies. Solders which may be used in potable water supplies shall be lead free and be tin/copper or tin/silver compositions.

Float Valves

- 017 Float operated valves shall be generally used. Piston valves may be permitted by the Client Representative at his sole discretion for valves 22mm and greater only if the Service Provider can demonstrate that the valve complies with the requirements of the Byelaws of the Water Supply Authority.

Taps

- 018 Taps shall be of chromium plated metal. Taps for lavatory basins and sinks shall unless directed otherwise be 1/2 inch; taps for baths shall be 3/4 inch.

Sanitary Fittings

- 019 Lavatory Basins and Pedestals shall generally be white vitreous china and unless specified otherwise shall be complete with one pair chromium plated pillar taps, chromium plated waste, plastic trap, plug, chain and stay and all fittings necessary to connect to services and disposal systems and shall be obtained from an approved manufacturer.

- 020 Baths shall be heavy duty pressed steel, or 8mm Acrylic complete with cradle.

- 021 All baths shall unless specified otherwise be complete with one pair chromium plated pillar taps, chromium plated waste and overflow, deep seal plastic trap with combined overflow and plug, chain and stay and all fittings necessary to connect to services and disposal systems and shall be from an approved manufacturer.

- 022 WC pans shall unless specified otherwise be white vitreous china with an appropriate trap for use with a low or high level cistern and shall be from an approved manufacturer.

- 023 WC cisterns shall unless specified otherwise be white plastic or vitreous china type and be for use with low, high level/close coupled suites. The cisterns shall be complete including secured lid, float valve, syphon, flushing assembly and handle, wall brackets and where required, flush pipe and cone and all fittings necessary to connect to services, disposal systems and overflow.

Stainless Steel Sinks

- 024 Sinks shall be stainless steel with combined drainer(s) as specified complete with earthing lug and unless specified otherwise shall be complete with one pair of high necked chromium plated pillar taps, chromium plated combined waste and overflow unit, plastic trap and plug, chain and stay and all fittings necessary to connect to services and disposal systems and shall be from an approved manufacturer.

Tanks

- 025 Tanks shall be complete with tightly fitting removable lids. GRP tanks may be used by the Service Provider subject to the approval of the Client Representative. The tank shall be complete with float valve and all fittings necessary to connect to services and overflow.

Copper Cylinders

- 026 Hot water storage copper cylinders shall be Grade 3 factory insulated and be fitted with sacrificial anodes and shall be complete with immersion heater boss, cap and washer and screwed boxes and fittings necessary to connect to primary pipework supply and draw off pipework.

Combination Hot Water Storage Units

- 027 Proprietary units shall be complete with sacrificial anodes, insulation, float valve, immersion heater boss, cap and washer and screwed boxes and fittings necessary to connect to primary pipework, supply, draw off and overflow pipework. The combination tanks shall be of approved manufacture and be indirect or direct as appropriate all to the satisfaction of the Client Representative.

Insulation

- 028 Pipe insulation for hot and cold pipework shall be preformed, fully flexible, closed cell elastomeric insulation fire rated and to be in accordance with Regulations of the Byelaws of the Water Supply Authority.

Paint

- 029 Paint used in repair shall be in accordance with that specified in the painting Specification.

Water Supply

- 030 Pipework shall be supported at centres recommended by the respective manufacturer with approved clips or brackets of a type to suit the background to which they are required to be fixed. Pipes used in repairs shall be similar to the existing except repairs to lead pipework should be undertaken using appropriate plastic pipe and approved compression fittings. Copper pipework should not on any account be used for repairs to lead pipework. Fittings used in the pipework may be compression or lead free solder capillary ring fittings.

Sanitary Fittings

- 031 Sanitary fittings shall be properly installed and care should be taken to ensure that integral overflows are not obstructed with jointing compounds. Waste, taps and other fittings should be isolated from the sanitary fittings with the appropriate flexible washers making an effective seal.

Dover District Council Standard Materials

- 032 The following is a **sample** list of approved manufacturers, suppliers and/or brand names of the Client 's preferred products that shall be used in undertaking the Works associated with **Plumbing**. The Service Provider shall make provision for maintaining adequate stock levels and mixes of such products to be available for use throughout the duration of the Contract. Other equal and approved products may be used only on the Service Provider obtaining prior written approval of the Client Representative.

Product	Product Reference	Manufacturer's Details
Pillar taps to sinks and basins.	Lever	Pegler Yorkshire
Taps to baths.	Cross top	Pegler Yorkshire
W.C.S. cisterns and wash basins.	Low level / high level	Armitage Shanks / Twyfords
W.C. seats	Polypropylene seat and cover	Celmac
Baths	Pressed steel enamelled, slip resistant	To be agreed with the Contract Administrator

HEATING

T90 HEATING SYSTEMS - DOMESTIC

To be read with Preliminaries/ General conditions.

GENERAL

110 HEATING SYSTEM

- System: Gas and Oil Fired.
- Heat source: Heat loss calculations.
- Flues: As per manufacturer.
- Oil storage tanks: See Clause 380.
- Feed and expansion cisterns: See Clause 390.
- Pipelines: See Clause 395.
- Valves: See Clause 425, 430, 435 and 440.
- Circulating pumps: See Clause 445.
- Insulation: See Clause 450.
- Heat emitters: See Clause 465.
- System control: See Clause 480, 485.

SYSTEM PERFORMANCE

210 DESIGN

- Design: Complete the design and detailing of the heating system.
- Proposals: Submit drawings (showing equipment positions and pipeline routes), technical information, calculations and manufacturer's literature.

220 BASIC DESIGN TEMPERATURES

- Room temperatures: Design the system to provide the following temperatures for the specified air change rates and an external air temperature of -4°C:
 - Living rooms: Temperature: 23°C, for 1.5 air changes per hour.
 - Dining rooms: Temperature: 23°C, for 1.5 air changes per hour.
 - Bedsitting rooms: Temperature: 23°C, for 1.5 air changes per hour.
 - Bedrooms: Temperature: 21°C, for 1 air changes per hour.
 - Halls and landings: Temperature: 21°C, for 1.5 air changes per hour.
 - Kitchens: Temperature: 21°C, for 2 air changes per hour.
 - Bathrooms: Temperature: 22°C, for 2 air changes per hour.
 - Toilets: Temperature: 18°C, for 2 air changes per hour.
- Submittals: Submit heat loss calculations for each room using the HEVACOMP suite of programmes.

226 THERMAL INSULATION OF BUILDING FABRIC

- Heat loss calculations: Base on U-values calculated from the fabric described elsewhere.
- Submittals: Submit U-value calculations.

230 SYSTEM OPERATING PARAMETERS

- Design flow temperature (maximum): As per manufacturers instructions.
- Temperature difference across primary heating circuit (maximum): 10°C.
- Temperature difference across primary hot water circuit (maximum): As per manufacturers instructions.
- Water velocity: As per manufacturers instructions.

240 HEATING SYSTEM CAPACITY

- Output of total heating surface area in a space: As near as practicable to, but not less than, the design heat loss for that space.
- Boiler output (minimum): Total calculated heat loss, including emission from the system pipelines.

241 HEATING AND HOT WATER SUPPLY SYSTEM CAPACITY

- Output of total heating surface area in a space: As near as practicable to, but not less than, the design heat loss for that space.
- Boiler output (minimum): Total calculated heat loss, including emission from the system pipelines, and sufficient to meet the hot water supply requirements.

250 SYSTEM CONTROL

- Temperature and time control: Fully automatic and independent.
- Controls: Compatible with each other and with central heating boiler.

280 AIR SUPPLY TO APPLIANCES

- As per manufacturers instructions.

PRODUCTS**305 BOILERS, GAS FIRED CONDENSING**

- Standards: To BS 5258-1, BS EN 483 or BS EN 297.
- Type: System boiler.
- Manufacturer: Worcester Bosch Group
 - Product reference: Greenstar 15: (or suitably rated as appropriate for the size of the dwelling).

310 BOILERS, GAS FIRED COMBINATION CONDENSING

- Standard: To BS 5258-15, BS 7977-2 and BS EN 625.
- Type: Combi.
- Manufacturer: Worcester Bosch Group
 - Product reference: Greenstar 24: Junior (or suitably rated as appropriate for the size of the dwelling).
- Casing finish: White.

315 BOILERS, OIL FIRED

- Standard: To OFS A100, BS 799-2 or BS 799-3.
- Type: System boiler.
- Manufacturer: Grant U.K.
 - Product reference: Grant Vortex (Vort 20).

380 OIL STORAGE TANKS, PLASTICS

- Standards: To OFS T100 and BS 5410-1.
- Type: Bunded.
- Manufacturer: Titan.
 - Product reference: ES1225T.
- Capacity (minimum): 1,500 ltrs.
- Accessories: Cradles, drain valves, vent pipes, filling lines, filling points, overflow warning devices, outlet valves, filters, fire valves, draw off lines and level indicator devices.
- Other accessories.
 - Tiger Loop.

- 395 COPPER PIPELINES FOR GENERAL USE
- Standard: To BS EN 1057, Kitemark certified.
 - Temper: Half hard R250.
 - Wall thickness (nominal):
 - OD 15 mm: 0.7 mm.
 - OD 22 and 28 mm: 0.9 mm.
 - OD 35 and 42 mm: 1.2 mm.
 - Jointing:
 - Integral lead-free solder ring capillary fittings: To BS EN 1254-1, Kitemark certified.
 - Connections to appliances and equipment: Select from:
 - Compression fittings: To BS EN 1254-2, Kitemark certified.
 - Fittings with threaded ends: To BS EN 1254-4.
- 415 VENT PIPELINES
- Materials: To BS EN 1057.
 - Jointing: Compression or capillary to BS 864-2.
- 420 WARNING AND OVERFLOW PIPES TO FEED AND EXPANSION CISTERNS
- Material: Plastic.
 - Jointing: Solvent weld.
 - Minimum OD: Greater than inlet pipe OD and at least 22 mm.
 - Difference between normal water level and overflow level: Sufficient to allow 20% increase in the volume of water in the tank plus 25 mm.
 - Vertical distance of water supply inlet above overflow level: Not less than the bore of the warning pipe.
- 425 VALVES GENERALLY
- Types: Approved for the purpose by local water supply undertaker and of appropriate pressure and temperature ratings.
 - Control of valves: Fit with handwheels for isolation and lockshields for isolation and regulation of circuits or equipment.
- 430 MANUAL RADIATOR VALVES
- Standard: To BS 2767.
 - Manufacturer: Drayton.
 - Product reference: Wheelhead.
 - Material: Copper alloy.
 - Finish: Chrome.
- 435 MOTORIZED VALVES
- Standards: To BS 3955, BS EN 60730-1, -2-8, -2-10, -2-14 and BS EN 61058-1, -2-5. BEAB approved.
 - Type: 3 Port.
 - Manufacturer: Drayton.
- 435 MOTORIZED VALVES _
- Standards: To BS 3955, BS EN 60730-1, -2-8, -2-10, -2-14 and BS EN 61058-1, -2-5. BEAB approved.
 - Type: 3 Port.
 - Manufacturer: Honeywell.
 - Product reference: ZA5/679.

- 440 THERMOSTATIC RADIATOR VALVES
- Standard: To BS EN 215 and capable of providing isolation.
 - Manufacturer: Drayton.
 - Product reference: TRU4.
 - Finish: Chrome.
 - Lockshield valves: To BS 2767 with matching finish fitted to return side of radiator.
- 445 CIRCULATING PUMPS
- Standards: To BS EN 1151 and BS EN 60335-2-51.
 - Manufacturer: Grundfos.
- 450 INSULATION TO PIPELINES
- Material: Preformed flexible closed cell or mineral fibre split tube.
 - Thermal conductivity (maximum): 0.04 W/m²·K.
 - Thicknesses (minimum):
 - Heating and primary pipelines: Equal to the outside diameter of the pipe up to a maximum of 40 mm.
 - Internal cold water pipelines: 25 mm.
 - Roof space cold water pipelines: 32 mm.
 - External cold water pipelines: 38 mm
 - Fire performance: Class 0 spread of flame when tested to BS 476-7.
- 465 RADIATORS
- Standard: To BS EN 442-1, -2 and -3.
 - Manufacturer: Myson/Stelrad
 - Material: Pressed steel.
 - Finish: Primer.
- 480 PROGRAMMERS
- Standards: To BS 3955, BS EN 60730-1, -2-1, -2-7, -2-10 and BS EN 61058-1, -2-5. BEAB approved.
 - Manufacturer: Drayton or CA approved.
 - Product reference: Tempus 2 or CA approved.
- 485 THERMOSTATS
- Standards: To BS 3955, BS EN 60730-1, -2-7, -2-8, -2-9, -2-14 and BS EN 61058-1, -2-5. BEAB approved.
 - Manufacturer: Drayton or CA approved.
 - Product reference: RTSI.

EXECUTION

- 610 INSTALLATION GENERALLY
- Performance: Free from leaks and the audible effects of expansion, vibration and water hammer.
 - Fixing of equipment, components and accessories: Fix securely, parallel or perpendicular to the structure of the building.
 - Preparation: Immediately before installing tanks and cisterns on a floor or platform, clear the surface completely of debris and projections.
 - Corrosion resistance: In locations where moisture is present or may occur, use corrosion resistant fittings/ fixings and avoid contact between dissimilar metals by use of suitable washers, gaskets, etc.

620 INSTALLATION OF FEED AND EXPANSION CISTERNS

- Outlet positions: Connect lowest outlets at least 30 mm above bottom of cistern.
- Water level (minimum): 25 mm below the overflow level of the warning pipe.
- Access: Fix cistern with a minimum clear space of 350 mm above, or 225 mm if the cistern does not exceed 450 mm in any dimension.
- Mounting height above the highest point of the circulation system (minimum): 1 m.
- Location: Provide sufficient space for cleaning and maintenance, with enough clearance above the cistern to service the valve and accommodate the expansion pipe.
- Plinth: Firm, level and continuous.
- Jointing pipes to thermoplastics cisterns: To BS 6700.
- Insulation: Where the space below the cistern is heated do not insulate the underside.

621 PIPEWORK WITHIN FLATS

Pipework within flats shall generally be run at skirting level with high level horizontal runs if necessary.

Alternatively, and where approved by the CA, short lengths of pipework within flats may be set in a purpose made floor duct, complete with removable lid. The pipework shall rise from the duct out of sight in the rooms served and not in any hallway which it crosses. It shall be the Contractor's responsibility to detect, or repair any damage caused to any existing services in the vicinity of the duct.

630 PIPELINE INSTALLATION

- Appearance: Install pipes straight, and parallel or perpendicular to walls, floors, ceilings, and other building elements.
- Pipelines finish: Smooth, consistent bore, clean, free from defects, e.g. external scratching, toolmarks, distortion, wrinkling, and cracks.
- Concealment: Generally conceal pipelines within floor, ceiling and/ or roof voids.
- Access: Locate runs to facilitate installation of equipment, accessories and insulation and allow access for maintenance.
- Arrangement of hot and cold pipelines: Run hot pipelines above cold where routed together horizontally. Do not run cold water pipelines near to heating pipelines or through heated spaces.
- Electrical equipment: Install pipelines clear of electrical equipment. Do not run pipelines through electrical enclosures or above switch gear distribution boards or the like.
- Insulation allowance: Provide space around pipelines to fit insulation without compression.

640 PIPELINE FIXING

- Fixing: Secure and neat.
- Joints, bends and offsets: Minimize.
- Pipeline support: Prevent strain, e.g. from the operation of taps or valves.
- Drains and vents: Fix pipelines to falls. Fit draining taps at low points and vents at high points.
- Thermal expansion and contraction: Allow for thermal movement of pipelines. Isolate from structure. Prevent noise or abrasion of pipelines caused by movement. Sleeve pipelines passing through walls, floors or other building elements.
- Dirt, insects or rodents: Prevent ingress.

650 JOINTS IN COPPER PIPELINES

- Preparation: Cut pipes square. Remove burrs.
- Joints: Neat, clean and fully sealed. Install pipe ends into joint fittings to full depth.
- Bends: Do not use formed bends on exposed pipework, except for small offsets. Form changes of direction with radius fittings.
- Adaptors for connecting dissimilar materials: Purpose designed.
- Substrate and plastics pipes and fittings: Do not damage, e.g. by heat when forming soldered joints.
- Flux residue: Clean off.

660 JOINTS IN THERMOPLASTICS PIPELINES

- Fittings and accessories for joints: Purpose designed.
- Preparation: Cut pipes square. Remove burrs.
- Joints: Neat, clean and fully sealed. Install pipe ends into joint fittings to full depth.
- Compression fittings: Do not overtighten.

670 INSTALLATION OF OIL STORAGE TANKS

- Standard: To BS 5410-1.

COMPLETION**910 TESTING**

- Notice (minimum): 3 days.
- Preparation: Secure and clean pipework and equipment. Fit cistern/ tank covers.
- Leak testing: Start boiler and run the system until parts are at normal operating temperatures and then allow to cool to cold condition for a period of 3 h.
- Pressure testing: At both hot and cold conditions joints, fittings and components must be free from leaks and signs of physical distress when tested for at least 1 h as follows:
 - Systems fed directly from the mains and systems downstream of a booster pump: Apply a test pressure equal to 1.5 times the maximum pressure to which the installation or relevant part is designed to be subjected in operation.
 - Systems fed from storage: Apply a test pressure equal to the pressure produced when the storage cistern is filled to its normal maximum operating level.
 - Inaccessible or buried pipelines: Carry out hydraulic pressure test to twice the working pressure.

911 CORROSION INHIBITOR

After testing system as described in 910 drain and flush system as per manufacturers instructions and add sentinel inhibitor as described with manufacturers instructions.

920 SETTING TO WORK AND COMMISSIONING

- Equipment: Check and adjust operation of equipment, controls and safety devices.
- Outlets: Check operation of outlets for satisfactory rate of flow and temperature.

930 TESTING GAS PIPELINES

- Testing and purging: To BS 6891.

940 DOCUMENTATION

- Manufacturers' operating and maintenance instructions: Submit for equipment and controls.
- System operating and maintenance instructions: Submit for the system as a whole giving optimum settings for controls.
- Record drawings: Submit drawings showing the location of circuits and operating controls.

Submit such documentation to comply with current Building Regulations.

941 INSTRUCTION SESSION

The Contractor shall explain to the occupant the meaning and use of all of the information in the information pack including detailed instruction on how best to use the system.

942 CARPETS

Foam backed carpets which have become stuck down due to age or other fixed floor coverings which could become damaged during lifting shall be identified by the Contractor to the customer for the customer to remove. Alternatively the Contractor shall obtain a signed disclaimer from the customer and shall carry out the removal himself.

943 FLOOR COVERINGS GENERALLY

It shall be the Contractors responsibility to asses the condition of floor coverings which will need to be moved and to take measures to protect himself from claims for damage occurring during lifting; storage or when it is relaid. If the Contractor considers that the floor covering will not survive the removal process he shall advise the customer of this fact and agree with the solution to the problem before the removal is attempted.

ELECTRICAL INSTALLATION

ELECTRICAL INSTALLATION

Regulations

- 001 Any work to the installation shall be carried out in strict accordance with the current edition (complete with amendments) of the Regulations for Electrical Installations published by the Institution of Electrical Engineers ("the Regulations") applicable at the time the work is carried out..

Equipotential Bonding

- 002 Connect the following to the main earthing terminal using earthing clamps to BS 951 or other approved means where appropriate:
- i) Main cold water pipe adjacent to stop valve
 - ii) Main gas pipe adjacent to and on consumer side of gas meter
 - iii) Central heating system pipework
 - iv) Other service pipes and ducting
 - v) Exposed metallic parts of the building structure

Supplementary Bonding

- 003 Within the zone formed by the main equipotential bonding, provide connections to:
- i) Baths
 - ii) Sinks
 - iii) Exposed pipes
 - iv) Metal water storage tanks
 - v) Heating and ventilation systems

Earth Electrode

- 004 Earth electrodes where required shall be manufactured from copper with hardened steel driving cap, hardened steel tip and phosphor bronze coupling screws. The length and number of electrodes used shall be such as to give the required earth loop impedance.
- 005 Each earth electrode shall be protected from mechanical damage by enclosing in a heavy duty plastic box with lid or a heavy duty box with lid. The earth lead shall be enclosed, for its entire length in heavy gauge, plastic conduit. Permanent labels indelibly marked "Safety Electrical Earth Do Not Remove" shall be attached to the earth lead at both the meter cupboard and at the earth electrode.

CONDUIT/TRUNKING/DUCTING

- 006 Unless specified in the Works Order, surface conduit/trunking shall not be used without the prior consent of the Client Representative.

PVC Conduit and Fittings

- 007 Manufacturer and Reference: Approved type and manufacture.
Strength: Heavy gauge super high impact.
Size: In accordance with the Regulations.
Shape/Colour: Round, white/black.
Jointing: Push fit and solvent welded.
Fittings: Standard

Mounting/Support: Conduit shall be screwed to surfaces using conduit manufacturer's clips/saddles.

Use maximum practical straight lengths to minimise number of joints.

Use proprietary bends and/or junction boxes at changes of direction.

Elbows, tees or site formed bends not to be used without approval.

Conduit system to be secured using boxes, plated screws and fibre/plastic plugs.

Boxes must be fixed independently of conduit.

Form secure joints, using expansion couplings where recommended by the manufacturer and connectors at equipment, terminal fittings, etc.

PVC Surface Cornice Trunking System

008 Location/Use: May be used in conjunction with mini trunking for the mechanical protection of sub-mains cables and final circuit cables in accessible locations at ceiling level, subject to the prior approval of the Client Representative.

Manufacturer: Approved type and manufacture.

Size: In accordance with the Regulations.

Fittings: Manufacturer's standard fittings shall be used.

Colour: White

Mounting/Support: Secure to surfaces using plated screws and fibre/plastic plugs.

Use proprietary units to form junctions and changes of direction wherever possible.

PVC Surface Mini-Trunking System

009 Location/Use: May be used for the mechanical protection of final circuit cables in accessible locations.

Manufacturer and Reference: Approved type and manufacture.

Size: In accordance with the Regulations.

Fittings: Manufacturer's standard fittings shall be used.

Colour: White.

Mounting/Support: Secure to surfaces using plated screws and fibre/plastic plugs.

Use proprietary units to form junctions and changes of direction wherever possible.

Fire Stopping of Trunking/Ducting

010 Trunking/ducting shall be sealed internally with firmly packed rock fibre or proprietary intumescent type materials supplied by the trunking/duct manufacturer's.

CABLING

Cables Generally

011 Cables shall conform with the requirements of British Standards and be BASEC certified.

Location/Use:

Cable Type:

General (Includes Central Heating,
Ventilation and Smoke Detector Systems)
Conduit System (Complete)
Sub-Mains Distribution
Sub-Mains Distribution

PVC insulated and sheathed
PVC insulated and sheathed
PVC split concentric
PVC insulated, PVC sheathed, steel
wire armoured and PVC sheathed
MICC with PVC sheath
EP Rubber/HOFR Sheath

Fire Alarm System
Immersion Heater(Final connection)

012 Cables shall be generally of the types listed below.

PVC Insulated and Sheathed Cables

013 PVC insulated and PVC sheathed cable shall be colour coded for identification.

PVC Insulated Split Concentric Cables

014 PVC insulated and PVC sheathed split concentric cable shall be colour coded for identification.

EQUIPMENT/ACCESSORIES:

Electrical Accessories Generally (Wall Mounted)

015 Manufacturer: Approved type and manufacturer
Accessories for the connection and control of power, lighting and low voltage equipment shall be manufactured using white moulded plastic.
Accessories shall be complete with surface or flush type mounting box.
Accessories used in an installation shall be from one manufacturer.
Control switches for immersion heater, cooker, refrigerator, washing machine and circulating pump shall be marked with appropriate function.
Boxes for surface mounting of switches and sockets shall be manufactured from white plastic.
Metal boxes for flush mounting of switches and sockets shall be manufactured from galvanised steel complete with approved earth terminal.
Fixing of boxes shall be carried out using brass screws, fibre or plastic plugs.
All accessories shall comply with the appropriate Standard.

Electrical Accessories Generally (Ceiling Mounted)

016 Manufacturer: Approved type and manufacturer.
Accessories for the connection and control of power, lighting and low voltage equipment shall be manufactured using white moulded plastic.
Accessories shall be complete with mounting box where required.
Accessories used in an installation shall be from one manufacturer.
Fixing of accessories and mounting blocks shall be carried out using brass screws, with fibre or plastic plugs as required.
In conduit systems a white insulated break-ring shall be fitted between the ceiling roses and cord switches and the respective terminal boxes.
All accessories shall comply with the appropriate Standard.

Consumer Unit

017 Manufacturer: Approved type and manufacturer
The enclosure shall be surface insulated pattern complete with lid.
Main switch shall be 80/100 amp DP rating. RCD protection shall be provided where specified in the works order.
The consumer unit shall be fitted with approved miniature circuit breakers to BS EN 60898.
Each way to be permanently labelled to identify circuit and rating.

Residual Current Device

- 018 Manufacturer: Approved type and manufacturer.
The Residual Current Device shall function as an isolator and as a switch
Current Rating: 80 amp DP
Sensitivity: 30m amp.
The unit shall be complete with insulated cover or terminal shrouds.

ISCO Connectors

- 019 ISCO connector covers and bases shall be manufactured from black phenolic resin material
Connector blocks shall be manufactured from brass with electro-tin finish.

Door Bells

- 020 Manufacturer and Reference: Approved.
Battery operated 6V DC.
White PVC cover.
Screw fixed.

Bulkhead Light Fitting (Tungsten) (Metal Base)

- 021 The fitting shall be a corrosion resistant die-cast or pressed metal base complete with vandal resistant diffuser.
Wiring within the fitting shall be protected by heat resistant sleeving.
The fitting shall be installed complete with 16W 2D or 28W 2D lamp.
Screw fixed.

Bulkhead Light Fittings (Tungsten) (Polycarbonate Base)

- 022 The fitting shall have heavy duty polycarbonate base with vandal resistant diffuser.
Wiring within the fitting shall be protected by heat resistant sleeving.
The fitting shall be installed complete with 16W 2D or 28W 2D lamp.
Screw fixed.

Photocell Sensor

- 023 Manufacture and Reference: Approved type and manufacture.
To control Landlord's lighting installation.
Complete with baseholder and wall mounting bracket.
Screw fixed to masonry or concrete in position to be agreed on site with Client Representative.

TV Aerial Installation

- 024 The installation shall consist of 20mm dia. round conduit complete with co-axial cabling run from roof level and terminating at a white plastic surface mounted outlet box complete with white plastic cover plate with single co-axial TV outlet.

Time Switch (24 Hour)

- 025 The time switch shall have 24 hour and quartz control mechanism.
The time switch shall be 20 amp single pole, single throw.
The unit shall have 2 'on' and 2 'off' programmes with day omitting device and independent motor connections.

Smoke Detectors

- 026 Manufacture and Reference: Approved.
White: PVC housing.
Photoelectronic sensor.
240 V mains operated with integral lithium battery backup.
Full function test switch.
Automatic reset.
Low battery warning signal.

Fixing Electrical Accessories/Equipment

- 027 Accessories shall be positioned accurately and squarely to vertical and horizontal axis. Where not shown otherwise, align adjacent accessories on the same vertical or horizontal axis as appropriate.
Mounting heights to be agreed with the Client Representative. All surface accessory boxes shall be of the malleable PVC type.

Multi-Gang Switches

- 028 Connect switches so that there is a logical relationship with luminaries.

INSTALLATION

Installation Generally

- 029 Install, test and commission the electrical work in accordance with the Regulations and ensuring compliance with design and performance requirements, to provide a safe, well insulated, earth protected system capable of supplying the anticipated maximum demand.

Installation work shall be carried out by qualified electricians fully conversant with the Regulations.

The number of apprentices (instructed persons) on site shall not exceed the number of qualified electricians.

The installation work shall be under the direct supervision of a Qualifying Manager named in the List of Approved Service Providers issued by the National Inspection Council for Electrical Installation Contracting.

Fastenings, bushes, glands, terminals, connectors, clips, clamps and all other minor accessories necessary to complete the installation to be types recommended for the purpose by relevant equipment, accessories etc, manufacturer.

In locations where moisture is present or may occur, contact between dissimilar metals shall be avoided and corrosion resistant fastenings used.

Distribution Charts - Labelling of Equipment

- 030 Circuit charts shall be securely fixed to the inside of each item of distribution equipment clearly indicating the circuits protected, fuse and MCB ratings, size and type required.

Electricity Supply

- 031 The Electricity Supply will be nominally 230 volt, single phase, 50 hertz, 2 wire.

System of Wiring

- 032 Concealed wiring shall consist of PVC sheathed 600/1000 volt grade cable of size and type specified, and shall wherever possible run in interfloor spaces, roof and ceiling voids.
- 033 Cable shall be run along the sides of joists at the mid point and clipped at 450mm centres using cable clips of tinned brass secured by nonferrous fixing pins, screws, clips or equal type of fixing. Wire and equipment located between joists shall be supported by a wood bearer of size not less than 100x25mm.
- 034 Cable shall be installed with a minimum clearance of 150mm to all heating, gas and waste pipes or ducts and be physically separated from other wiring not associated with lighting and power supplies.
- 035 Where cables leave or cross joists they shall do so at right angles to the longitudinal side of the joist, on trusses or binders. Under no circumstances shall joists be notched or sawn, cable access in all cases should be taken to ensure that cables do not run in positions where they are susceptible to damage by floor nails.
- 036 In roof spaces cable shall not run on the top of joists or near water tanks, etc., since in this position they are susceptible to damage.
- 037 When cables leave roof voids and interfloor spaces or pass through any part of the structure they shall be installed in conduit or trunking as specified.
- 038 Cables in solid floor either laid in screed or in ceiling void shall be drawn in through rigid PVC conduit as specified hereafter run continuously from the consumer unit to the outlet served.
- 039 On no account will the installation of cables within wall cavities be permitted.
- 040 The system of wiring in flats shall be such that all wiring to one flat shall be contained within that flat.
- 041 On no account will wiring be accepted that has been drawn into conduit at the time of installation of the conduit. Conduit shall be fitted complete and then wired.

Cables Installed in Plastered Walls

- 042 All cables shall be protected by rigid PVC metric super high impact heavy gauge conduit where no conduit exists at present. Existing conduit may be reused with the approval of the Client Representative.
- 043 New conduit shall be in continuous lengths, smooth in bore, true in size, and terminate in roof and interfloor spaces with a minimum projection of 50mm, and inside outlet boxes provided with a universal cleat.
- 044 New conduit shall be vertical and chased into walls such that the finished wall will provide a minimum of 10mm plaster cover. The conduit shall be adequately fixed with sheradised nails and saddle clips, such that during the plastering processes, there is no tendency for plaster to push the conduit forward and reduce the cover.
- 045 Subject to the prior approval of the Client Representative cables may be embedded in plastered surfaces and covered with 'top hat' trunking and secured at a depth to allow for the proper making good of the plastered surface.

Cables Installed in Proprietary De-Mountable or Plasterboard Partitions

- 046 All cables to be installed in proprietary or de-mountable similar type partitions, shall be drawn through holes formed by forcing a suitable rod through the honeycomb core of the partition from above.
- 047 Due account must be taken of any insulation within the partition when sizing the cables to prevent overheating.
- 048 In the case of plasterboard partitions with a timber core, cables shall be drawn through the partition between timber studding and noggins. Where timber work occurs the cable is to be taken over the face of the timber by means of a small chase through the plasterboard and into the timber. The chase is then to be made good with a suitable plaster material and finished smooth and flush. Cables installed in partitions shall be vertical.

Conduit Installed on the Surface

- 049 Generally on fairfaced brickwork or unplastered surfaces in heating cupboards, stores, garages, plant rooms, meter compartments, etc., shall consist of super High Impact Light Gauge PVC metric rigid conduit and accessories.
- 050 Conduit shall be supported by PVC spacer bar saddles and wood screws and rawplugs at intervals not exceeding 400mm.
- 051 Allowance must be made for the expansion of PVC conduit.
- 052 Conduit shall only be installed vertically or horizontally.

Where New Cables are to be Installed in or under Solid Floors

- 053 All cables shall be protected by rigid PVC round Super High Impact Heavy Gauge conduit and shall be laid in continuous lengths from consumer unit to the outlet served, run in a diagonal line. The proper outlet and inspection bends and tees shall be used. The whole system shall be adequately fixed to avoid any displacement by subsequent building trades.

Requirements for PVC Conduit Systems

- 054 The number of cables installed in each circular conduit shall be sufficient to permit easy insertion and withdrawal and in no circumstances shall exceed the maximum recommended in the Regulations. The Client Representative will require the Service Provider to demonstrate that cables can be easily withdrawn and inserted in any section of the installation. If this is not effected in existing conduit then new conduit shall be provided.
- 055 Conduits, boxes, fittings and accessories shall be the product of a common manufacturer and provided with suitable fixings for the application. Circular conduit shall not be less than 20mm diameter.

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- 056 PVC outlet boxes and equipment shall be utilised, but care must be taken to ensure that they do not become distorted during plastering operations, etc. Boxes shall be installed flush with the finished plaster and the sides vertical, using 1.25" No.8 woodscrews and rawlplugs or equivalent fixing.

Use of Cable Trunking

- 057 Cable trunking shall be utilised to improve the appearance at points in the installation where a number of conduit terminate or share a common route, or at the meter intake positions for the formation of distribution Board/local isolator assemblies and shall be compact miniature trunking of the appropriate size.
- 058 The Service Provider shall use PVC trunking fitted end covers, and provide a separate earth continuity conductor.
- 059 Trunking shall be connected to equipment by means of appropriate screwed couplers, bushes and shakeproof washers, or flanged couplings.
- 060 Trunking shall be connected to PVC conduit by means of threaded to plain adaptors with lock nuts, or clip in adaptors.
- 061 Trunking shall be cleaned out before cable is drawn in.
- 062 The number of cables installed in trunking shall not exceed the space factor specified in the Regulations.

Conductors

- 063 Cables shall comply with the appropriate British Standard Specification and this specification and be of BCMC manufacture.
- 064 In making terminations, the insulation shall be carefully removed without causing damage to the conductor and doubled to fill terminations.
- 065 The sheath of PVC sheathed cable shall be taken inside outlet boxes or the pattress of ceiling fittings and similar equipment.
- 066 Flexible cords shall be securely clamped and suitable grommets fitted to all terminal boxes.
- 067 All cables shall be of the following types and sizes and be complete with integral earth continuity.

Concealed Wiring - Copper 2 core and earth PVC

600/1000 volt grade

Lighting sub-circuits	- 1.5mm sq	Dependent upon length of circuit and to comply with the Regulations
Ring circuits	- 2.5mm sq	
Radial circuits	- 4.0mm sq	
Cooker circuit	- 10.0mm sq	
2/3 Kw Immersion Heater	- 2.5mm sq	
3 Kw Water Heater	- 2.5mm sq	

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Flexible Cords and Cables - Heat Resistant Insulation

300/500 volt grade

Lighting - pendant lamp holder - 0.75mm sq
2 core heat resistant silicone rubber insulated
white circular

Lighting - final internal connection for enclosed tungsten fittings - bathrooms, garages, exterior fittings, etc. - 0.75mm sq
3 core heat resistant butyl rubber

2/3 Kw Immersion Heater - 2.5mm sq
3 core heat resistant butyl rubber

3 kw Water Heater - 2.5mm sq
3 core heat resistant butyl rubber

- 068 All wiring shall be installed by the loop-in system and no joints or connectors will be permitted in the final-circuit from the consumer distribution unit.
- 069 A maximum of two live pairs and one switch pair shall be installed at each point. Wiring for 2-way switching shall be installed between switch points. The earth conductor shall be terminated in each lighting and switch point.
- 070 The lighting points shall be installed and the system arranged such that 2/3 bedroom dwellings are provided with two 6 amp circuits, and small 1 bedroom dwellings are provided with one 6 amp circuit in the consumers distribution unit.
- 071 The number of points controlled by one 6 amp MCB way shall be limited to 10. If an installation has an excess of 20 lighting points then three 6 amp MCB circuit ways shall be provided.
- 072 Pendant type cord grip, all insulated lampholders and ceiling roses shall be white plastic and be complete with 225mm of flexible cable as specified for a standard height ceiling. For non-standard dwellings, the length of the flexible cable should be adjusted to give a 2.1 metres (7ft) clearance from lampholder to floor. Lampholders shall be of the all insulated heat resisting pattern fitted with a skirt.
- 073 Batten type lampholders shall be white plastic, insulated and shall be installed as directed. In bathrooms, kitchens, toilets, garages and all damp situations, lampholders shall be complete with a protective shield.
- 074 Interior lighting switches (except bathrooms) shall be white plastic, flush fitting single pole rocker operated 10 amp AC units mounted in boxes with adjustable fixing lugs. Switches shall be ganged as required, using a multiple plate cover.
- 075 Where flush fittings and switches cannot be used, single pole rocker operated 5 amp AC surface type switches are to be mounted on matching moulded white plastic boxes.
- 076 Light switches shall be installed at a distance of 1300mm above floor level to the centre of the switch, and not less than 150mm to the nearest door frame, or as otherwise instructed by the Client Representative.
- 077 Lighting switches in bathrooms shall be white plastic 10 amp AC surface pattern operated by a non-conductive pull cord and knob to hang 1300mm above floor level and be close to the wall and well clear of the door to the room.

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- 078 All ceiling fittings wired and located between joists, shall be supported by wooden bearers of minimum size, 100x25mm fixed to the joists at both ends of the bearer.
- 079 The Service Provider is not required to provide lamps except where specifically required under the Schedule of Rates Items.

13 Amp Ring Circuit Installation

- 080 Socket outlets shall be connected in ring circuits without spurs using cable as specified, and both ends of each terminated in one 32 amp MCB way of the consumers distribution unit.
- 081 Spurs from ring circuits will be permitted to the maximum as specified in the current regulations and with due regard to the load or the circuit. Fused connection units shall be used for static items of equipment, provided that not more than one appliance is connected to each ring circuit.
- 082 It is to be noted that in order to prevent overloading of circuits certain specified appliance shall be provided with separate final-circuits.
- 083 Junction boxes can only be permitted with prior approval of the Client Representative.
- 084 Dwellings having a total internal floor area exceeding 100 metres sq shall have two ring circuits with appropriately equal numbers of socket outlets/fused connection units connected to each ring. One ring circuit shall serve only one storey.
- 085 Socket outlets and fused connector boxes shall be located in the same positions as existing and be 13 amp 3 pin white flush pattern. Sockets shall be ganged required, and be complete with multiple plate cover.
- 086 In garages, and elsewhere on fair faces brickwork, socket outlets shall be surface pattern and projected with a RCCD device.
- 087 All socket outlets shall have switches unless otherwise specified.
- 088 The positions of socket outlets relative to floor level shall be as follows:-

Location	Dimensions from centre line of outlet to floor
Garages, Laundry Areas	1200mm
General Living Areas, Hall, Landings, etc.,	300mm
Aged Persons' Dwellings	1050mm
Bedrooms (except Aged Persons' dwelling)	300mm
Kitchens (preferred dimension from bottom of outlet to worktop)	150mm

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- 089 In kitchens the above dimensions can if necessary be increased by an amount sufficient to ensure satisfactory matching with the layout of wall tiles, and the exact position of outlets shall be agreed by the Client Representative before installation to ensure a satisfactory position in relation to storage cupboards and shelves, etc.
- 090 Outlet boxes shall be recessed into walls to just below plaster level and be provided with adjustable fixing lugs.

Cooker Circuit

- 091 Cooker circuits shall be one final-circuit and connected to one 32 amp MCB way of the consumer distribution unit using cable as specified.
- 092 The cooker control unit (if fixing) shall be located as directed and the dimension from the top of the unit to floor level shall be 1400mm and from the side of the cooker to the centre line of the unit 225mm.
- 093 In certain circumstances the outlet (or control unit) may be located between storage cupboards or, shelves and working top surfaces, in which case the unit must exactly match the layout of wall tiles and the centre line of the unit line up exactly with the centre line of local socket outlets. In these instances the position shall be agreed by the Client Representative before installation.
- 094 The cooker circuit shall connect in a cooker control unit and extend to terminate in a cooker cable connector outlet mounted 600mm above finished floor level and immediately adjacent to the cooker. Cooker wiring shall terminate at the cooker connector outlet box where no electric cooker is provided. However, if the tenant has an electric cooker then the Service Provider shall connect the cooker.

Combination Control Unit

- 095 Shall comprise a flush fitting, white plastic combination unit provided with 45 amp DP main cooker control switch and 13 amp switch socket outlet. The cooker control switch shall be complete with neon indicator.

Immersion Heaters

- 096 Heater circuits shall be one final sub-circuit connected to one 16 amp MCB way of the consumers distribution unit, cable as specified.
- 097 Each heater can be controlled as near as is practicable to the tank, by a white 20 amp AC, DP neon indicating switch engraved 'water heater'.
- 098 If switches are located outside water heating compartment flush fitting units shall be used. If switches are located inside water heating compartments, then surface or flush fitted units are permissible.
- 099 Terminate adjacent to the heaters, using suitable cable and a flex outlet plate, and make the final connection with heat resistant flexible cable as specified and to be run in such a way as to prevent the hanging of clothes etc., on the cable. When control switches are remote from the heaters, appropriate means of isolation shall be provided.
- 100 When the supply cable is exposed within an airing cupboard it is to be protected with mini-trunking as described.

Installation Control and Distribution

- 101 In each dwelling a consumers control and distribution unit shall be installed for UNRESTRICTED supplies. The exact form and position of the equipment will be as specified and directed by the Client Representative and may consist of a purpose made wall mounting cabinet with external meter reading access, or a conventional MCB consumer unit as required.
- 102 The consumer equipment shall consist of an approved all insulated unit complying with BS 5486: Part 13: 1989 complete with Double Pole AC main switch of rating suited to the loading/diversity of the installation and sufficient MCB to accommodate all the sub-circuits scheduled for the dwelling plus a minimum of one spare way, together with supplementary RCD. Protection to circuits as required by "the regulations".
- 103 Sufficient space shall be available for the 'Energy Provider's' metering and service cutouts. If required, a panel which satisfies the requirements of the 'Energy Provider's', shall be provided by the Service Provider for the purpose of mounting meters, cutout and other equipment.
- 104 The Service Provider shall supply and install PVC connection tails to the Supply Authority point of supply, using correct coding and matching cross sectional area to the main isolating switch rating.
- 105 The Service Provider's attention is drawn the Regulations in respect of Earthing and Special Circumstances which will be relevant to the installation. The Service Provider shall allow for upgrading all earthing and bonding to conform to these Regulations. Metal trunking shall not be used as an earthing conductor.
- 106 PVC cable trunking shall be used to enclose meter tails as specified.
- 107 The equipment shall be finished in an approved colour.
- 108 Each way of distribution equipment shall be clearly identified.

The consumer unit shall consist of a single enclosure comprising the following MCB's where specified. (Note: Suggested Circuit distribution other configurations may be acceptable).

- (i) Protected by RCD 1:
 - 32 Amp MCB Cooker
 - 32 Amp MCB Downstairs ring circuit (Max floor area 100m²)
 - 16 Amp MCB Immersion Heater
 - 6 Amp MCB Upstairs lighting circuit.
 - At least one spare way.
- (ii) Protected by RCD 2:
 - 32 Amp MCB Electric Shower
 - 32 Amp MCB Kitchen ring circuit (Max floor area 100m²)
 - 32 Amp MCB Upstairs ring circuit (Max floor area 100m²)
 - 20 Amp MCB Outhouse
 - 20 Amp MCB Boiler
 - 6 Amp MCB Downstairs lighting circuit
 - At least one spare way.

Spare ways shall have a purpose made blanking piece fitted. MCB's supplying cooking appliances and showers shall be suitable rated for the load connected.

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- 109 Mounting height of equipment shall be such that persons of average height can reach all fuses, and switchgear, etc., from floor level without assistance.
- 110 All cables to be concealed above the ceilings shall have access to cable runs.
- 111 Where cables are run in cupboards, etc., they are to be enclosed in mini-trunking.
- 112 The Electrical Service Provider before and on starting will notify the Client Representative on site, the proposed routes of cable runs and of the wiring circuits.
- 113 Any alterations to the agreed routes or any alterations to the agreed wiring circuits are to be agreed with the Client Representative before commencement of any of the work being carried out.
- 114 If work has been carried out before agreeing with the Client Representative, the Service Provider may be liable to return and reroute and rewire cable runs and circuits as directed by the Client Representative and make good as necessary at his own expense.

Specified Components and Manufacturers

- 115 In all cases matching component shall be used, and all lighting switches, socket outlets fused spurs, and similar equipment used in the works, shall be the product of a common manufacturer or as specified.

Tenants' Fittings

- 116 Any existing fittings which have been installed by the tenant, will be refixed by the Service Provider provided the fitting conforms in all respects to the IEE Regulations.
- 117 The Service Provider must notify the Client Representative of any fitting which does not meet the regulations and which will therefore not be rewired or reconnected.

Removal of Floor Boarding, etc.

- 118 The Service Provider is to carefully remove any floor boarding necessary for the installation of cables. He is to saw through the tongues only, and the boards are to be replaced in a workmanlike manner. Any new floor boarding must be identical in width and thickness. All debris is to be removed from the joist and roof spaces.
- 119 Where plaster has been disturbed by the removal of fittings, this must be made good to a true and level surface.
- 120 Timber frames and mouldings must not be disfigured by sawings and chiselling out for the insertion of cables.
- 121 Where the removal of mouldings, etc., is necessary, the replacement must be carried out by a qualified tradesman and the surface matching the existing.

Existing Roof Insulation

- 122 Where roof insulation is encountered and has to be moved to accommodate the electrical installation, it is to be carefully moved to one side and on completion of the electrical work in hand, it is to be carefully replaced to its original position. Care shall be taken not to cover lengths of cable with insulating material to ensure the current rating of the cable(s) is not unduly altered.

Removal of Old Cables and Fittings

- 123 All old cables from roof spaces, exposed on walls or other noticeable places are to be removed, together with redundant switches, sockets, clips, boxes, etc., and any disturbed surfaces shall be made good.

COMPLETION

Inspection and Testing

- 124 The installation shall, on completion and before being energised, be inspected and tested in accordance with the appropriate requirements of the Regulations.
- 125 The Client Representative shall be given not less than 24 hours notice before commencing tests.
- 126 After satisfactory completion of tests submit copies of inspection and completion certificates, complete with all associated schedules and test results if applicable, within one month of satisfactory completion to the Client Representative.
- 127 All test instruments shall be provided by the Service Provider who shall note the instrument serial numbers on the test certificates.

Report and Certificates

- 128 Inspections, reports and test certificates and forms shall be the latest current version and in the standard format published for the purpose by the National Inspection Council for Electrical Installation Contracting (NICEIC), the Electrical Contracting Association (ECA) or any other approved certifying and testing body. In any applicable case current Building Regulations shall be adhered to and the necessary certification undertaken and this is deemed to be included.
- 129 Minor works or alterations to electrical installations, which involves a change or modification to an existing single circuit, are deemed to include the issue of a certificate for Minor Electrical Installation Works.
- 130 Major Works or alterations to electrical installations, which involves a change or modification to two or more existing circuits, addition of one or more new circuits to an existing installation, and all new installations, are deemed to include the issue of an Electrical Installation Completion Certificate.
- 131 Periodic or routine inspection and reporting only of electrical installations when specifically instructed by the Client Representative, but, where no change or modification is instructed to be carried out to the installations, is deemed to include the issue of a Periodic Inspection Report for an Electrical Installation.

Client 's Preferred Manufacturers/Suppliers/Products

- 132 The following is a **sample** list of approved manufacturers, suppliers and/or brand names of the Client's preferred products that shall be used in undertaking the Works associated with **Electrical Installations**. The Service Provider shall make provision for maintaining adequate stock levels and mixes of such products to be available for use throughout the duration of the Contract. Other equal and approved products may be used only on the Service Provider obtaining prior written approval of the Client Representative.

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Product	Brand Name	Manufacturer's Details
Cables and Flexes		BICC Limited, Pirelli, Delta or Drake
Consumer Units, R.C.D.'s, M.C.B's and Electrical Accessories	Sentry Logic	MK Electric, The Arnold Centre, Paycocke Road, Basidon, Essex SS14 3EA
P.V.C. Conduit, Trunking and Malleable Switch/Socket boxes		Marshall-Trufflex 55-65 Castleham Road, Castleham Industrial Estate, Hastings, East Sussex TN38 9NU
Smoke Alarms	EI166	ACIO Limited, Mile End Business Park, Maesbury Road, Oswestry, Shropshire SY10 8NN
Electric Showers	Redring Selectronic	Applied Energy Products, Morley Way, Woodstone, Peterborough PE2 9JJ
Bulkhead and 2D lighting	21W 2D IP54 high frequency Centro White Bulkhead Light with Opal Diffuser (CE3DOV/WL521E) Luminaire for use in bathrooms, shower rooms and 21W 2D IP65 ASH High Frequency Mini Horizon Black outside bulkhead light with opal diffuser (HR2DOV/BLP5212E) for use externally and in out buildings.	ASD Lighting PLC. Mangham Road, Barbot Hall Industrial Estate, Rotherham S61 4RJ
Space Heating	As Ordered	Dimplex or Creda Heating Ltd, Millbrook House, Grange Drive, Hedge End, Southampton, Hants SO30 2DF
Ventilation	As Ordered	Vent Axia Ltd, London Division, Fleming Way, Crawley, West Sussex RH10 2YX
Water Heaters	As Ordered	Heatrae Sadia Limited, Hurricane Way, Norwich Airport, Norwich, Norfolk NR6 6EA
Immersion Heaters	As Ordered	Santon Limited, Hurricane Way, Norwich Airport, Norwich, Norfolk NR6 6EA

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Incatron	Sangamo Round Pattern Time Clocks	Incatron Limited, Inca House, Queens Road, Lydd, Kent TN29 9ND
Emergency Lighting		Cooper Security Limited, Jepson Court, Tancrede Close, Queensway, Royal Lemington Spa, Warwickshire CV31 3RZ
Central Heating Controls		Danfoss Limited Capswood, Oxford Road, Denham, Bucks UB9 4LH

INJECTED DAMP PROOF COURSES AND FUNGUS/BEETLE ERADICATION

INJECTED DAMP PROOF COURSES AND FUNGUS/BEETLE ERADICATION

Generally

- 001 Chemical injection damp proof course and fungus/beetle eradication works shall be undertaken by an approved Specialist Sub-Contractor.
- 002 The Service Provider shall be required to place his sub-contract for chemical injection damp proof courses and fungus beetle eradication only with a Chemical Damp Proof Course and Fungus/Beetle Eradication Firm approved by the Client .
- 003 The Service Provider shall require his Sub-Contractor to take out an insurance policy in terms approved by the Client and the Sub-Contractor shall pay all premiums in respect thereof for the performance of the chemical injection damp proof course system or fungus/beetle eradication for a period of 30 years. The policy in respect of each injected damp course installation or fungus/beetle eradication shall be handed to the Client Representative, on completion of each installation by the Service Provider. All cost associated with the provision of the said insurance policy are deemed to have been included in the Service Provider's Percentage addition/deduction percentage adjustment.

Chemical Injection Damp Proof Course

- 004 Holes which will be exposed to view to be neatly and fully filled with 1:1:6 cement:lime:sand mortar. Mortar to match existing masonry in colour and texture. Inform Client Representative before starting and obtain approval of appearance of first few holes before completing the remainder.
- 005 Ensure that effective measures to ventilate and to dry out damp building fabric are commenced as soon as possible, generally for a minimum of 48 hours for ventilation of spirit based formulations and as long as practicable for drying out of the fabric. Agree methods with Client Representative.

Repairs to Timber Internal Door Frames

- 006 Cut out decayed/infested timber along the grain for a distance of one metre beyond the last visible sign of attack. The joint of new and existing timber shall be formed by means of 45° - 60° splice. The new timber shall be redwood from an approved source. New timber to be jointed to existing by means of galvanised screws or nails and plugged and screwed to wall. New timber members shall match profile of existing. Dispose of defective timber immediately.

Repairs to Timber External Door and Window Frames

- 007 Cut out decayed/infested timber along the grain for a distance of one metre beyond the last visible sign of attack. The joint of new and existing timber shall be formed by means of 45° - 60° splice. The new timber shall be redwood preservative treated from an approved source and all cut ends shall be dipped in similar preservative fluid before fixing in position. New timber to be jointed to existing by means of galvanised screws or nails and plugged and screwed to wall. New timber members shall match profile of existing. Dispose of defective timber immediately.

Repairs to Cills of Timber Window Frames

- 008 Cut out decayed/infested timber along the grain for a distance of one metre beyond the last visible sign of attack. The joint of new and existing timber shall be formed by means of 45° - 60° splice. The new timber shall be redwood preservative treated from an approved source and all cut ends shall be dipped in similar preservative fluid before fixing in position. New timber to be jointed to existing by means of galvanised screws or nails and plugged and screwed to wall. New timber members shall match profile of existing. Dispose of defective timber immediately.

Replacing Structural Members

- 009 Cut out decayed/infested timber along the grain for a distance of one metre beyond the last sign of attack. The joint of new and existing timber shall be formed by means of a lapped joint at least twice the depth of the member in length. The new timber shall be whitewood from an approved source, preservative treated. New timber shall be jointed to existing by means of bolts. New timber members shall match profile of existing. Dispose of defective timber immediately.

Chemicals for Treatment

- 010 All chemical formulations to comply with current Health and Safety Regulations and approved under the Pesticides Safety Precaution Scheme.

Dry Rot, Wet Rot and Insect Infestation

- 011 Treat dry rot, wet rot and insect infestation in accordance with the recommendations of BRE Digest 299 - July 1985.

Opening Up/Cutting Out

- 012 Take care to minimise damage to sound building fabric and ensure adequate propping and shoring.

Drying Out/Ventilation

- 013 Ensure that effective measures to ventilate and to dry out damp building fabric are commenced as soon as possible generally for a minimum of 48 hours for ventilation of spirit based formulations and as long as practicable for drying out of the fabric. Agree methods with Client Representative.

Sterilisation for Fungus Eradication

- 014 Completely sterilise surface with approved fungicide by coarse spraying of fluid preparation or direct application by brush with heavy bodied preservative paste.

Sterilisation for Beetle Eradication

- 015 Completely sterilise surface with approved fungicide/insecticide by coarse spraying of fluid preparation.

Sterilisation for Woodworm

- 016 Inject approved insecticide into existing woodworm holes.

Irrigation

- 017 Irrigate walls with approved fungicide. Bore holes in wall as necessary for introduction of liquid.

Plaster to Control Dampness or after Insertion of a New Damp Proof Course or System

- 018 The Service Provider is to request the Client Representative to inspect and approve the brickwork background before any replastering can be commenced.
- 019 Plaster finish to control dampness or after insertion of a new damp proof course or system, shall consist of a three coats cement sand backing and gypsum hemihydrate formulated finish. The first coat shall consist of a cement sand (1:3) scratch coat with approved additive. The second coat shall be cement sand (1:3) with no additive mixture, which shall be applied whilst the first coat is still green and then ruled to alignment and scratched to form a key. The finishing coat shall be gypsum hemihydrate formulated finish. The total thickness shall be in accordance with normal recommended practice and as directed by the Client Representative. Alternatively subject to the agreement of the Client Representative, a two coats lightweight aggregate plaster may be used. The first coat shall be a renovating plaster scratch coat containing a perlite lightweight aggregate and a waterproofing/salts inhibiting additive. The second coat shall be a finishing plaster coat containing fine lightweight aggregate, total thickness of plaster system not less than 13mm. In the case of low suction backgrounds, the first coat shall be a slurry keying aid as recommended by the plaster manufacturer and shall be immediately followed by a tight coat of renovating plaster and left for a minimum of 36 hours before applying finishing plaster.
- 020 For normal two coat systems of total 13mm thickness, the floating coat shall be a single application, ruled to alignment and scratched to form a key. If the maximum thickness of backing coat required exceeds 12mm a scratch or dubbing out coat will be necessary to bring out to a level surface. Each coat shall not exceed 11mm, be well scratched, allowed to dry before application of the subsequent coat.

Mastic Asphalt Tanking/Damp Proof Membranes

- 021 Horizontal:
- Base: Existing concrete
 - Preparation: Laid to falls
 - Separating layer: None
 - Asphalt Kitemark certified
 - Thickness: Not less than 20mm
 - Finish: Smooth floated
- 022 Vertical:
- Base: Existing concrete or brickwork
 - Preparation: Key vertical surface
 - Asphalt Kitemark certified
 - Thickness: Not less than 20mm
 - Finish: Smooth floated

General Technical Requirements

- 023 Lay each horizontal coat in a single operation to provide a secure, free draining and completely watertight floor.

MTC Response Maintenance and Voids 2011-2015

Ancillary products and accessories, where not specified, to be types recommended for the purpose by the asphalt manufacturer.

Primer(s)

- 024 Type(s) recommended for the purpose by the manufacturer of the material to be bonded. Apply by mopping, brushing or spraying to achieve an even and full cover of the surface. Allow to dry thoroughly before covering.

Bonding Compounds(s)

- 025 Unless specified otherwise oxidised bitumen, grade as recommended by the manufacturer of the material to be bonded for the conditions and type of surface. Heat and lay at a temperature sufficient to ensure bonding over the whole surface. Do not overheat.

Preparation of Bases

Renewing Existing Asphalt

- 026 Agree with the Client Representative the extent of the area(s) to be renewed.

Remove, renew and waterproof each area on the same day, unless agreed otherwise with Client Representative.

Adequately protect existing and new area(s) of floors against damage during the execution of the work.

Where removal results in accidental damage to existing elements which are to remain, agree proposed repair or replacement with the Client Representative.

Keying to Concrete

- 027 Clean off mould oil with detergent. Using materials recommended for the purpose by the asphalt manufacturer, either prime surface with a proprietary bituminous emulsion or apply a proprietary keying mix of cement:sand slurry incorporating a bonding agent.

Keying to Brickwork/Blockwork

- 028 Ensure that all joints are lightly recessed by brushing or other means. Prime wall surface with a proprietary bitumen and rubber emulsion recommended for the purpose by the mastic asphalt manufacturer.

Keying to Metal

- 029 Apply keying primer to all metal pipes, metal lathing etc.

Asphalt/Accessories

Suitability of Base:

- 030 Before laying asphalt ensure that:

The horizontal base is to even falls with no areas which will pond.

MTC Response Maintenance and Voids 2011-2015

Surfaces to be covered are firmly fixed, clean, dry, smooth, free from frost, contaminants, voids and protrusions.

All preliminary work including formation of upstands, kerbs, sumps, grooves, chases, expansion joints, etc., and fixing of battens, fillets, anchoring plugs/strips, flashings, outlets, pipesleeves, ventilators, etc., is complete and satisfactory.

Application of Asphalt

- 031 Ensure thorough mixing when remelting and do not heat to more than 230 deg.C. Do not use reheated asphalt.

Apply each coat to even thickness using suitable gauges and float to a smooth surface free from imperfections and crazing. Apply successful coats without delay and within the same working period.

Ensure complete fusion of asphalt at all joints to give a continuous watertight membrane. Clean and heat the edges of previously laid coats by poulticing with hot asphalt. Remove and discard poultice and cut away edge to remove sand rubbed material before jointing. Lay new asphalt whilst poulticed surface is still hot. Torching will not be permitted.

Stagger junctions of bays in successive coats by not less than 150mm.

Pierce any blows and make good affected areas while asphalt is still at working temperature.

Form solid fillets in all internal angles, fully fused to asphalt coating and not less than 40mm wide on face and at an angle of approximately 45 degrees to the horizontal.

Maintain full thickness of asphalt around external angles.

Turn asphalt into splayed chase at top edge of skirtings and vertical work. Finish top surface with a splay to shed water away from the wall, maintaining full thickness.

Form watertight joints around pipes, gullies and other penetrations.

Finish asphalt to a smooth flat surface, free from lipping, pitting, scars and other imperfections. Sand rub all horizontal surfaces while asphalt is still warm, using clean, coarse sand from natural deposits, passing a 600 micron sieve and retained on a 210 micron sieve.

ITEM	DESCRIPTION	UNIT	RATE
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The period from receipt of each application for payment made by the Contractor and the issuing of a payment certificate by Dover District Council, shall be 15 working days.

All rates used in the NHF Schedule (Version 6) shall be used in this contract, but the rates included in this printed document we believe will be used most of the time. If the required works are not covered by these printed rates, we will use the standard rates provided by the NHF.

The following items are bespoke Dover District Council schedule of rates and will be used in this contract, and should be included in the trade tender percentage additions to, or deductions from.

DRN039007
 BR01DAA01-BR02DAA01
 R0F213004
 R0F215016
 R0F215017
 R0F215018
 RF01DAA01-RF05DAA04
 CAJ305702
 CAJ335002
 CAJ373003
 KT01DAA01-KT02DAA40
 KIT656001
 PTD451005
 PTD451006
 CEC460012
 CEC460013
 CEC460014
 PLU043504
 PLU640007
 PLU640009
 HAG723307-HAG723103
 E101DAA01- E403DAA02

If a ventilator/fan is not operative after a service the ventilator/fan is to be removed and renewed with the appropriate ventilator/fan. The works order will be varied to omit the service code and to add the renew ventilator/fan code. Dover District Council will only pay for the servicing or the renewal of the ventilator/fan, and will not pay for both servicing and renewal.

ITEM	DESCRIPTION	UNIT	RATE
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**STANDARD ABBREVIATIONS USED IN THE
NHF SCHEDULE OF RATES DESCRIPTIONS**

VERSION 6

It should be noted that the following information is provided as guidance only, and not all items may be covered.

(BOT)	Bottom
(BS)	Both Sides
(OS)	One Side
2L	Two layer
3L	Three layer
A	Amp
AA	Anodised aluminium
AC	Alternating current
BASEC	British Approvals Service for Cables
BCC	British Coal Corporation
BCMC	British Cable Manufacturers Confederation
BF	Both faces
BS	British Standard
Btu	British thermal unit
BWF	British Woodworking Federation
CA	Client Representative
CCTV	Closed circuit television
CCU	Consumer control unit
CI	Cast Iron
CLG	Ceiling
CM	Cubic metres
CORGI	Council for Registered Gas Installers
CP	Chromium Plated
CT/ct	Coat
CWST	Cold water storage tank
DC	Direct current
dia	diameter
DIR	Direct
DP	Double Pole
dpc	Damp proof course
dpm	Damp proof membrane
EC7	Economy 7
EP	Ethylene propylene
EPDM	Ethylene Propylene Diene Monomer
F&E	Feed and expansion
FL&B	Framed, ledged and braced
FLR	Floor
GC	Gas chimney
GRP	Glass fibre reinforced polyester
GWCG	Georgian wired cast glass
GWPP	Georgian wired polished plate
HO	Home Office
HOFR	Heat, oil and flame retardant
horizon	horizontal
HP	High performance
HR)	
Hr)	Half round or hour depending on context
hr)	
HRC	High rupturing cartridge
HT	Height

ITEM	DESCRIPTION	UNIT	RATE
HTR	Heater		
HW	Hardwood		
IEE	Institute of Electrical Engineers		
IND	Indirect		
IT	Per Item i.e. comprising the whole of the works as detailed		
KG	Kilogram		
Kw	Kilowatts		
L	Layer(s)		
L&B	Ledged and braced		
LM/M	Linear metres		
LTR	Litres		
LV	Low voltage		
MCB	Miniature circuit breaker		
MDF	Medium density fibreboard		
MICC	Mineral insulated copper cable		
MM	Millimetres		
MS	Mild steel		
ne	not exceeding		
NICEIC	National Inspection Council for Electrical Installation Contracting		
NS	Natural stone		
OCC	Occupancy		
PCC/pcc	Precast concrete		
PM	Purpose Made		
PVC	Polyvinyl Chloride		
PVCU/PVCu	Unplasticised Polyvinyl Chloride		
RCD	Residual current device		
RS	Reconstructed stone		
SAA	Satin anodised aluminium		
SEC	Security		
SM	Square metres		
STD	Standard		
SW	Softwood		
T and E	Twin and earth		
T, G and V	Tongued, grooved and V jointed		
TV	Television		
UPVC	Unplasticised Polyvinyl Chloride		
V	Volts		
W	Watt		
WC/wc	Water closet		
WH	Wash hand		
WHB	Wash hand basin		
WP/wp	Waterproofing		

ITEM	DESCRIPTION	UNIT	RATE
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MEASUREMENT RULES

The rules for the measurement of items included in this Schedule of Rates will be those detailed within the All Trade Preambles and this Appendix as follows:

- 1 For items in the Schedule of Rates which are measured (indicated in LM/SM/CM), the Client will reimburse the Service Provider for works on the following basis.

The use of an item and the usage rate is less than 1 (one) the charge shall be as for 1 (one) whole. Where however, more than 1 (one) whole is used reimbursement shall be pro-rata the item schedule rate i.e. 1.27 LM, SM, or CM = 1.27 **to two decimal places**, (multiplied) by the unit schedule rate.
- 2 For Items in the Schedule of Rates where the Unit of Measure is per No. (Number) or IT (Item), then the charge shall be as for 1 (one) whole multiplied by the unit schedule rate.
- 3 For Items in the Schedule of Rates where the Unit of Measure is per HR (Hour) then the charge shall be to two decimal places, recorded to the nearest 15 mins, irrespective of whether more or less than 1 (one) whole i.e. 0.50, 1.25 etc., multiplied by the unit schedule rate.

Specific rules for the measurement of scaffolding, only where reimbursable by operation of the provisions contained in the **Addendum to the Client's Requirements on Operational Matters - Scaffolding, Trestles, Hoardings, Barriers, Ladders etc.**, are as follows:

- 1 General scaffolding is designated in ranges of girth and height. The girth shall mean the horizontal length measured along the face of the structure to which access is required. The height shall mean the vertical height measured from average scaffold base plate level to the upper surface of the top working platform. In the case of a scaffolding with top working platforms at differing levels the average height shall be used.
- 2 Scaffold towers is itemised and designated by vertical height irrespective of plan dimensions. The height shall mean the vertical height measured from the tower base plates/wheels as appropriate to the upper surface of the top working platform. The items are deemed to include for providing towers of any suitable dimensions to suit access available.
- 3 Chimney scaffolding is itemised and designated by height above ground level, irrespective of the girth. The height shall mean the vertical height measured from ground level to the upper surface of the working platform.
- 4 Working platforms to general scaffolding are deemed to be four boards wide and shall be measured per linear metres of platform.
- 5 For any type of scaffolding the additional height above working platforms due to handrails, screens, gantries and the like is deemed to be included.

ITEM	DESCRIPTION	UNIT	RATE
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MEASUREMENT PREAMBLES

The following are provided as indicative examples only and should be reviewed and adapted as necessary by the Client, prior to incorporation into any tender or other Contract documentation, to ensure that they are fully compatible with the maintenance service to be provided and the particular Schedule of Rates with which they are to be used.

Generally Rates Deemed to Include

- A. Rates for all Schedule of Rates items in all trades generally are deemed to include as appropriate for the following:
- 1 All work that can reasonably be deemed to be included either as good workmanship, including the provision of materials and plant, or accepted practice whether or not specifically referred to in this document, the Client Representative's decision on this will be final.
 - 2 Clearing away all arisings, redundant materials, debris, rubbish etc., from site including damping down to reduce dust, loading into skips at ground level, skip hire or equivalent, transport and landfill and other waste disposal charges including any recycling costs. .
 - 3 Scaffolding, staging, towers, hoists, cradles and access ladders etc., as required up to and including second storey eaves level above ground level (including chimneys, gables, dormers and the like to two storey structures and below), including maintaining in accordance with appropriate safety regulations, clearing away on completion and making good all work damaged or disturbed.
 - 4 Temporary supports, shoring or hoarding to existing structure including maintaining, adapting and clearing away on completion and making good all work damaged or disturbed.
 - 5 Temporary dustproof, weatherproof and security screens, etc., as required complete with doors including maintaining, adapting and clearing away on completion and making good all work damaged or disturbed.
 - 6 All setting and marking out.
 - 7 Taking up any necessary boarding, de-nailing timbers, relaying boarding and punching in nail heads.
 - 8 Taking off and re-fixing gutters, downpipes, TV/radio aerials, satellite dishes, electricity, TV, British Telecom cables and the like to facilitate the renewal or repair of any component.
 - 9 Removing all screws, nails, plugs and the like associated with the removal of any item.
 - 10 Setting aside, storing, cleaning and subsequently re-fixing items described as re-fixed.
 - 11 Setting aside, protecting and reinstating tenants' goods, chattels, fixtures, fittings and other property and clearing roof space where necessary to undertake the works ordered.
 - 12 Fixing to any surface with nails, screws, blocks, glue, bolts etc., as required including drilling, packing and scribing.

ITEM	DESCRIPTION	UNIT	RATE
13	Jointing or finishing new materials to existing.		
14	Matching all materials to existing.		
15	Making good existing structure, finishings etc., as necessary.		
16	Protecting the whole of the works.		
17	Seeking the approvals of the Client and or Client Representative in respect of any Works including any reasonable waiting or other down time whilst awaiting approval.		

The Service Provider is to allow in his tender for any additional costs that he considers may be necessary.

ITEM	DESCRIPTION	UNIT	RATE
Scaffolding Rates Deemed to Include			
A.	Rates for scaffolding are additionally deemed to include as appropriate for the following:		
1	Basing out, preparing and levelling of ground, provision of additional support, base plates, spreaders and the like as necessary.		
2	Protection of the structure fabric, finishings, roof coverings and the like.		
3	Provision of all requisite tubes and fittings of every description, delivery, handling and removal.		
4	Erecting, supporting, maintaining, adapting and dismantling as required.		
5	Bridging across structures and all other obstructions where necessary.		
6	Removal, temporary storage/resiting, protection and subsequent reinstatement as required of all TV, radio and telecommunication aerials, satellite dishes and the like.		
7	Fans, gantries, hoardings, sheeting and double boarding of working platforms to afford protection around/over entrances, paths, rights of way and other forms of access or thoroughfare.		
8	Working platforms to towers and chimney scaffolding.		
9	Toe boards, guard-rails, handrails, safe ladder access, ladders, brickguards, elevational debris netting/sheeting and the like.		
10	Ancillary plant and equipment such as tower feet/wheels, out-riggers, cross bracing, gin wheels, ropes and the like.		
11	Lighting and/or alarming where deemed necessary or appropriate and/or as specifically directed by the Client Representative.		
12	Protection against lighting strike.		
13	Fixed handholds and physical ties to the structure where necessary, subsequent removal and making good.		
14	Provision of certified structural design calculations and erection certificates to the Client Representative where required under the Contract.		
15	Reinstatement of ground and making good any damaged surfacing and/or pavings if necessary.		

The Service Provider is to allow in his tender for any additional costs that he considers may be necessary.

ITEM	DESCRIPTION	UNIT	RATE
Excavation and Earthwork Rates Deemed to Include			
A.	Rates for excavation and earthwork are additionally deemed to include as appropriate for the following:		
1	Clearing all site vegetation, lifting turf for preservation, storing, maintaining and subsequently preparing ground, relaying and watering and application of weedkiller.		
2	Grubbing up vegetation, roots, uncharted drains and services, etc., that may be encountered.		
3	Working in or next to existing buildings.		
4	Working next to public footpaths, roads and the like.		
5	Working next to or around existing services, maintaining and protecting as required.		
6	Levelling and compacting formation level, backfilling and compacting selected material and disposal of all surplus excavated material from site.		
7	Excavating by hand or mechanical means, no additional cost will be entertained if it is found that the proposed method is impractical.		
8	Multiple handling of excavated material.		
9	Breaking up any material encountered including concrete, brickwork, stonework or rock.		
10	Earthwork support including everything necessary to uphold the sides of the excavations.		
11	Allowances for working space as necessary to accommodate formwork, brickwork, rendering, tanking or similar work including additional excavation, earthwork support, backfilling and disposal.		
12	Blinding surfaces of hardcore beds and filling to excavations with approved fine material.		
13	Disposal of ground and surface water, including by pumping if necessary.		
14	Temporary barriers, watching and lighting.		

The Service Provider is to allow in his tender for any additional costs that he considers may be necessary.

ITEM	DESCRIPTION	UNIT	RATE
Demolition Rates Deemed to Include			
A.	Rates for demolition are additionally deemed to include as appropriate for the following:		
1	Adequate strutting, propping and other protection to maintain stability of adjacent structures or parts of structures both during and after completion of demolition works.		
2	Removal of all insitu and applied finishings in conjunction with the taking down of all structural and non-structural walls, partitions and the like.		
3	Removal of all timbers, fixtures and fittings including stripping out all associated cleats, bearers and fillets and withdrawing all plugs and all subsequent making good to finishes disturbed.		
4	Watering to prevent nuisance by dust.		
5	Cutting out, cutting back and plugging off as appropriate any redundant piping, tubing, conduit, wires, bars etc., encountered during any demolition works.		
6	Extending finishings, decorations, skirtings, picture rails, cornices and the like into or over newly formed or infilled openings.		
7	Draining down and subsequent refilling of any heating or water services necessary in conjunction with demolition works being undertaken.		
8	Disconnecting all mechanical and electrical services and temporary diverting and reconnecting of same or capping off at a suitable location to leave the existing installations in a safe working order.		
9	Giving the required notices to Local Authorities, gas water or electricity companies and complying with any specific instruction from them.		

The Service Provider is to allow in his tender for any additional costs that he considers may be necessary.

ITEM	DESCRIPTION	UNIT	RATE
Fencing and Gates Rates Deemed to Include			
A.	Rates for fencing and gates are additionally deemed to include as appropriate for the following:		
1	Clearing all site vegetation, lifting turf for preservation, storing, maintaining and subsequently preparing ground, relaying and watering and application of weedkiller.		
2	Grubbing up vegetation, roots, uncharted drains and services, etc., that may be encountered.		
3	Working next to existing buildings.		
4	Working next to public footpaths, roads and the like.		
5	Working next to or around existing services, maintaining and protecting as required.		
6	Levelling, compacting, grading and shaping formation level, backfilling and compacting selected material and disposal of all surplus excavated material from site.		
7	Excavating by hand or mechanical means, no additional cost will be entertained if it is found that the proposed method is impractical.		
8	Multiple handling of excavated material.		
9	Breaking up any material encountered including concrete, brickwork, stonework or rock.		
10	Earthwork support including everything necessary to uphold the sides of the excavations.		
11	Allowances for working space as necessary to accommodate formwork, brickwork, rendering, tanking or similar work including additional excavation, earthwork support, backfilling and disposal.		
12	Disposal of ground and surface water, including by pumping if necessary.		
13	Excavation, concrete, backfilling etc of all post holes in any materials.		
14	Setting out and alignment of all fencing.		
15	Joining/jointing new sections of fencing to existing and abutments with structure.		
16	Using pressure impregnated timber.		
17	Applied preservative treatment coatings as finishing.		
18	Framing together timber gates with mortice and tenon joints.		
19	All labour, materials, fixing or hanging, glue, nails, screws, plugs, and everything necessary for the proper completion of the works.		
20	Fixing with nails unless otherwise instructed.		
21	Framing up, welding, drilling, bolts, nuts and fabrication and fixing of metal gates.		
22	All other relevant items covered by other sections of the measurement preambles to the Schedule of Rates generally.		

The Service Provider is to allow in his tender for any additional costs that he considers may be necessary.

ITEM	DESCRIPTION	UNIT	RATE
Drainage Rates Deemed to Include			
A.	Rates for drainage are additionally deemed to include as appropriate for the following:		
1	Clearing all site vegetation, lifting turf for preservation, storing, maintaining and subsequently preparing ground, relating and watering and application of weedkiller.		
2	Excavation by hand or machine as necessary and appropriate for the location of the work.		
3	Working in or next to existing buildings.		
4	Working next to public footpaths, roads and the like.		
5	Working next to or around existing services, maintaining and protecting as required.		
6	Levelling and compacting formation level, backfilling and compacting selected material and disposal of all surplus excavated material from site.		
7	Earthwork support including everything necessary to uphold the sides of the excavations.		
8	Allowances for working space as necessary for formwork, brickwork, rendering, tanking or similar work including additional excavation, earthwork support, backfilling and disposal.		
9	Blinding surfaces of hardcore beds and filling to excavations with approved fine material.		
10	Disposal of ground and surface water.		
11	Breaking up and removing concrete, brickwork, blockwork, rock and other obstructions.		
12	Sulphate resisting cement where required.		
13	Formwork and temporary support to concrete where required.		
14	Temporary diversion of existing drains, maintaining flow and subsequently reinstating on completion of the works.		
15	Stopping off ends of redundant drains.		
16	Jointing new drains to existing.		
17	Vertical expansion boards to concrete surrounds at pipe joints.		
18	Coring, cleaning and flushing all drains, gullies and manholes etc., on completion.		
19	Testing all drainage, commissioning and providing all certificates required by the relevant authorities, bodies or the Client.		

The Service Provider is to allow in his tender for any additional costs that he considers may be necessary.

ITEM	DESCRIPTION	UNIT	RATE
Concrete Work Rates Deemed to Include			
A.	Rates for concrete work are additionally deemed to include as appropriate for the following:		
1	Sulphate resisting cement where required.		
2	Ordinary and fair face formwork and temporary supports to all concrete where required.		
3	Filling into or on to formwork and well tamping around reinforcement.		
4	Tamped, trowelled or any other surface finish to concrete beds etc.		
5	Forming all holes, mortices, chases and the like.		
6	Rolling margins on all reinforcing bar.		
7	Cutting, bending or forming reinforcement to required shape and for all hooks, tying wire, spacers, chairs and the like.		
8	Reinforcement to cast insitu concrete (where require0 and all precast concrete.		
9	Laps, tying wire and temporary supports to fabric reinforcement.		
10	Provision of a polythene DPC laid on sand blinding for all internal solid floor constructions or repairs, whether specifically stated or not.		
11	Wetted and sealed laps to damp-proof membranes.		
12	Lintels, cills and the like including the provision of all cast-in fixing blocks, slips or strips as required.		
13	Bedding precast concrete lintels, padstones etc., in cement or cement lime mortar and pointing as required.		
14	Provision of all cast-in fixing blocks, slips or strips required by other trades into cast insitu and precast components.		
15	Provision of hand or machine mixed concrete as appropriate to the nature and circumstances of work being undertaken.		

The Service Provider is to allow in his tender for any additional costs that he considers may be necessary.

ITEM	DESCRIPTION	UNIT	RATE
Brickwork and Blockwork Rates Deemed to Include			
A.	Rates for brickwork and blockwork are additionally deemed to include as appropriate for the following:		
1	All rough and fair cutting.		
2	Forming rough and fair grooves, throats, mortices, chases, rebates and holes, stops and mitres.		
3	Raking out joints and hacking faces to form key for finishings.		
4	Labour in eaves filling.		
5	Centering to new and rebuilt flat or cambered arches.		
6	Building against other surfaces/finishes where required.		
7	Building overhand where required.		
8	Bonding to any other work including additional materials.		
9	Constructing work in any bond.		
10	Additional fixing cramps, ties etc., as required.		
11	Finishing fair face and pointing with any type of joint as required.		
12	Labour and facing to returns, ends and angles to copings, cills and the like.		
13	Forming cavities between skins of hollow walls including stainless steel ties and insulation as required.		
14	Cutting, pinning and wedging load bearing work to soffits of existing work.		
15	Extending plaster, decorations, skirtings etc., where any openings filled in or cut through existing walls.		
16	Laps to damp-proof courses and membranes and bedding in cement mortar.		

The Service Provider is to allow in his tender for any additional costs that he considers may be necessary.

ITEM	DESCRIPTION	UNIT	RATE
Woodwork Rates Deemed to Include			
A.	Rates for woodwork are additionally deemed to include as appropriate for the following:		
1	Levelling, packing and adjusting to present a perfectly level, even and true frame or backing.		
2	All labours, grounds, battens, packings, noggins, cleats, holes, bolts, etc., and treating cut ends with brush applied preservative to structural timbers.		
3	All grounds, battens, noggins and the like and for all necessary packing and adjustment to present a perfectly level, even and true frame or backing.		
4	Taking off and renewing defective battens, bituminous felt underlays and vapour barriers where replacing roof or weatherboarding.		
5	Ends, angles, mitres, scribing and other labours for all items of woodwork.		
6	All necessary, cover strips.		
7	Taking down and refixing as required bath panels, duct casings, support framework to bath panels and duct casings etc.		
8	All bearers and fixings to any surface.		
9	Splicings, piecing in and all making good in repairing and overhauling or replacing doors, windows, frames, ironmongery and the like.		
10	Mastic pointing to external door or window frames.		
11	Dovetail and scarfed joints, notchings and fitting ends of timbers to metal sections, shoes and heads, trimming floor joists, ceiling joists and rafters to openings for hearths, chimneys, trap doors and the like.		
12	Blocking, dowelling, pelleting and gluing and any additional labours required in relation to staircase or similar item repairs.		
13	Sheet backing to kitchen units.		
14	Notching, cutting holes, scribing etc., to ducts, kitchen worktops, fittings and the like.		
15	Sealant at junction of worktops, vanity unit tops and adjacent wall finishes.		
16	Fitting new ironmongery to all new external doors or refitting existing as specified, including all necessary parts and fixings so as to be fully operational.		
17	Pre-priming or factory priming all finished timber and joinery (irrespective of whether standard or purpose made) and painting two undercoats and one gloss oil colour finishing coats following installation of the work whether described in the Schedule of Rates descriptions or not.		
18	Unless specified otherwise, sourcing all new ironmongery to match existing removed so far as is practicable.		
19	Overhauling ironmongery is to include for taking off, dismantling, renewing any defecting parts, oiling as required, assembling and refixing with new screws or fixings to leave in perfect working order.		

ITEM	DESCRIPTION	UNIT	RATE
Woodwork Rates Deemed to Include			
A.	Rates for woodwork are additionally deemed to include as appropriate for the following: (cont'd)		
20	Overhauling, easing and adjusting doors, windows etc., is to include for all repairs required to the complete door or window and their associated frames, linings, architraves, stops etc., and not just one repair. The work includes for taking off all ironmongery, carrying out all repairs to the item, easing and adjusting the door or window to fit its frame or lining, fully repairing or if specified renewing all ironmongery, including oiling to leave the whole item to be repaired in full and good working order.		
21	Rates for ironmongery generally include for fitting and fixing, including cutting, sinking, boring, morticing etc., lubricating and adjusting all locks, catches, etc., and all making good as required.		
22	The rates for all new doors includes for either supplying the doors to the exact size or cutting down a larger door to suit the existing frame or lining size, including the provision and adaptation of door blanks where necessary. No extra payment will be made due to difficulties in accurately fitting any door to existing linings.		
23	Rates for all doors and windows shall include for framing, studding, packing, sticking, screwing, cramping, welding, glazing and all materials not specifically mentioned, but required to make and fix the whole to work perfect.		

The Service Provider is to allow in his tender for any additional costs that he considers may be necessary.

ITEM	DESCRIPTION	UNIT	RATE
Metalwork Rates Deemed to Include			
A.	Rates for metalwork are additionally deemed to include as appropriate for the following:		
1	Welding, riveting, drilling and tapping etc., including provision of fixing components such as rivets, bolts, rag bolts, rawl bolts, screws and the like, together with all nuts, washers etc., as required.		
2	Sealant pointing around screens, fixtures and other situations wherever appropriate.		
3	Priming and painting two undercoats and one gloss finishing coat of oil colour on all new metalwork to match existing decorations.		
4	Overhauling, easing and adjusting doors, etc., is to include for all repairs required to the complete door and its associated frame and not just one repair. The work includes for taking off all ironmongery, carrying out all repairs to the item, easing and adjusting to fit its frame or lining, fully repairing or if specified renewing all ironmongery including oiling to leave the whole item to be repaired in full and working order.		
5	Rates for grab bars, grab rails, shower curtains, shower head riser rails and all like accessories are deemed to include for provision of all necessary brackets, flanges, pattresses and similar items where specifically stated or not in Schedule of Rates descriptions.		

The Service Provider is to allow in his tender for any additional costs that he considers may be necessary.

ITEM	DESCRIPTION	UNIT	RATE
Finishings Rates Deemed to Include			
A.	Rates for finishings are additionally deemed to include as appropriate for the following:		
1	Work to flat, sloping or vertical surfaces.		
2	Hacking existing surfaces to provide a key for new work.		
3	Applying finishes to any background surface.		
4	Preparing backgrounds to receive any finish, such as dry brushing off to remove all loose particles, dust and efflorescence, washing off any grease and mould oil, hacking, raking out joints in brick and blockwork, wetting and rewetting surfaces, application of all priming solutions/coats, all to ensure that an adequate bond between the background and adhesive, plaster or any other finish is obtained.		
5	Making good of all damaged sub-floors and other surfaces in preparation to receive any applied finishes, including application of proprietary self levelling latex cement compound where necessary.		
6	All dubbing out to walls or ceilings as required to provide the correct levels and to maintain planes with existing surrounding plasterwork, making fair joints between new plasterwork and existing surrounding plasterwork.		
7	Fair joints to existing finishes.		
8	Working or cutting and fitting any finishings around all pipes, electrical fittings, appliances, into rebates in frames, around openings, protections, and all like components, fittings, obstructions or voids, including any additional making good necessary.		
9	De-nailing existing timbers and providing all necessary battens or noggins to support edges and joints of plasterboard.		
10	Cement and sand backing, adhesive, special tiles, narrow widths, jointing and grouting to any tiling work.		
11	Latex screed to new floor finishes to obtain correct levels.		
12	All work in narrow widths, patches and the like irrespective of the size or girth.		
13	Cutting of metric floor, wall or ceiling tiles where required to replace imperial sized equivalents or vice versa		
14	Priming, pre-caulking, scrimming, caulking and all other preparatory treatment relevant to surfaces to receive decorative finishes.		

The Service Provider is to allow in his tender for any additional costs that he considers may be necessary.

ITEM	DESCRIPTION	UNIT	RATE
Painting and Decorating Rates Deemed to Include			
A.	Rates for painting and decorating are additionally deemed to include as appropriate for the following:		
1	Preparation of surfaces and the requisite type and number of paint coatings to be in accordance with the manufacturer's recommendations and/or these preambles, which ever constitutes the highest performance specification.		
2	Work on any surface or surface finish whatsoever encountered.		
3	Cutting in around glazing and other finishes.		
4	Work in multicolours and cutting to line.		
5	Work in staircase areas, plant rooms etc.		
6	Work on all opening edges of windows, doors etc.		
7	Taking off and refixing ironmongery on completion.		
8	Matt or vinyl silk finish emulsion paint as directed.		
9	Eggshell or gloss oil colour paint as directed.		
10	Priming coat to all new metalwork.		
11	Work includes all narrow widths and patches irrespective of the girth or size.		
12	All rubbing down and preparation of wall surfaces and for sizing walls prior to hanging wall or lining paper.		
13	Hanging of wall or lining paper strictly in accordance with the manufacturer's instructions.		
14	Protection of all furniture and fittings, the provision of dust sheets and the removal of items such as curtains etc., prior to commencing the works, together with the rehangng or reinstatement of the same.		

The Service Provider is to allow in his tender for any additional costs that he considers may be necessary.

ITEM	DESCRIPTION	UNIT	RATE
Glazing Rates Deemed to Include			
A.	Rates for glazing are additionally deemed to include as appropriate for the following:		
1	Any size pane.		
2	Irregular size or shape of panes.		
3	Replacement of all breakages of new or existing glass including whilst cutting out for or fitting window moulded extractor/ventilation fans and the like fittings.		
4	Taking off and refixing or renewing wood or metal beads.		
5	Taking off and rebedding or renewing washleather strips, rubber seals and the like.		
6	Sealing or priming all rebates and backs of beads prior to inserting/fixing glazing.		
7	Glazing compound, gaskets, sprigs, clips or other fixing materials.		
8	Obscured glass is to be Artic or similar to match existing.		
9	Patterned glass is to match existing.		
10	Aligning patterned or wired glass and matching all materials to existing.		
11	All work to be undertaken in accordance with the current Building Regulations Approved Document L as appropriate by FENSA registered operatives.		

The Service Provider is to allow in his tender for any additional costs that he considers may be necessary.

ITEM	DESCRIPTION	UNIT	RATE
Plumbing and Heating Rates Deemed to Include			
A.	Rates for plumbing and heating are additionally deemed to include as appropriate for the following:		
1	Stripping out redundant or defective pipework, fittings and the like not specifically referred to in the priced Schedule of Rates descriptions.		
2	Cutting or forming holes, mortices, chases and the like in the existing structure and making good all work disturbed.		
3	Renewing, installing or repairing any valves, taps, cocks, fittings, sanitaryware and the like shall include for shutting any external or internal valves to isolate the relevant circuit or sub-circuit and draining any residual water from the circuit or sub-circuit pipework.		
4	Draining down any or part of any water services installations and subsequently refilling, venting adjusting and setting temperature and controls.		
5	Removing and subsequently replacing or renewing insulation, access panels, floor boarding, shelving and the like in order to gain access to the work.		
6	Extending, altering and adapting existing pipework to suit any new work including all directional changes, providing any additional pipework, fittings or other materials required.		
7	All fittings, angles, ends, stop ends, swannecks, outlets, brackets, clips, spacers, etc., all joints and connections including adaptors, joints to existing and to drains.		
8	Knotting, priming, stopping, filling and painting two undercoats and one gloss finishing coat of oil colour on all new woodwork replaced in connection with this section to match existing decoration.		
9	Priming and painting two undercoats and one gloss finishing coat of oil colour on all new exposed pipework or radiators to match existing decorations.		
10	Labelling pipe runs, valves, stopcocks and other similar fittings.		
11	Items of sanitaryware include for all accessories such as overflow, waste, chains, plugs etc., sealing joints between fitting and adjacent surfaces with a neat bend of anti-mould jointing silicone, and leaving the fitting in pristine condition and full working order.		
12	Cleaning of all sanitaryware and other fittings, upon completion to remove all marks and leave in a pristine condition.		
13	Removal of all swarf and foreign matter from storage tanks, cisterns, cylinders and the like on completion, thoroughly flushing throughout to clean and resetting any valves, ballvalves and the like to ensure correct water level.		
14	Installing, repairing or renewing cisterns, tanks and cylinders and the like include where appropriate for the transfer of any functional electric immersion heater from the existing to new component.		
15	Rates for grab bars, grab rails, shower curtains, shower head riser rails and all like accessories are deemed to include for provision of all necessary brackets, flanges, pattresses and similar items where specifically stated or not in Schedule of Rates descriptions.		

ITEM	DESCRIPTION	UNIT	RATE
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Plumbing and Heating Rates Deemed to Include

A. Rates for plumbing and heating are additionally deemed to include as appropriate for the following (Cont'd)

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| 16 | Overhauling any item is to include for removing , dismantling and replacing any work or defective part, greasing or oiling where appropriate, reassembling to leave in perfect working order and refixing. | | |
| 17 | Earthing and bonding all plumbing and associated metalwork in conjunction with Schedule items whether specifically stated or not in Schedule of Rates descriptions. | | |
| 18 | Testing all services, fittings, appliances, etc., commissioning and providing all certificates required by the relevant gas, water or electrical authorities, bodies or the Client. | | |

The Service Provider is to allow in his tender for any additional costs that he considers may be necessary.

ITEM	DESCRIPTION	UNIT	RATE
Electrical Installation Rates Deemed to Include			
A.	Rates for electrical work are additionally deemed to include as appropriate for the following:		
1	Stripping out redundant or defective cables, conduits, fittings and the like, not specifically referred to in the priced Schedule of Rates descriptions.		
2	Stripping out, builder's work and the like associated with complete with re-wiring of existing properties.		
3	Where necessary, the removal and reinstating of electrical voltage supply by appropriate supply/service provider to facilitate the progression of works. Contractor to arrange Service Providers attendance and pay all charges incurred in connection with supply/service provider's work. These Service Providers charges will be reimbursed with the Contractors dayworks tendered percentage applied.		
4	Draining down, refilling, venting, adjusting and setting controls in connection with repairs or replacement of cylinder heater elements and the like.		
5	Renewal of equipment includes for disconnecting, removing and appropriately disposing of old equipment supplying and fixing new equipment specified and connecting to adjacent outlet point. Should a new outlet point be required it shall be deemed to be included.		
6	Cutting or forming holes, mortices, chases and the like in the existing structure and making good all work disturbed.		
7	Adjusting and setting controls.		
8	Removing and subsequently replacing or renewing insulation, access panels, floor boarding, shelving and the like in order to gain access to the works.		
9	Removal and reinstating of lids, covers, accessories, equipment, locating junction boxes, withdrawing or disconnecting old cables, threading new cables through old conduits or providing and fixing new conduits/mini trunking complete shall be deemed to be included in rates for wiring.		
10	Altering and adapting existing installation to suit any new work including providing any additional cables, fittings or other materials required.		
11	Preparing new or existing fittings and supplying and connecting all cables, screws, clips and accessories.		
12	Providing and fixing blank plates as necessary to fuse boards and outlets.		
13	Rates for Consumer Control Units (CCU's) are deemed to include for providing and fixing fuses, miniature circuit breakers (mcb's), blank way plates, residual current devices (rcd) and the like.		
14	Providing and fixing new backboxes, pattresses, earth fly leads and other items normally associated with any fitting being renewed.		
15	Reusing existing conduit, trunking etc., where possible.		
16	Supply and fixing new cable, conduit and trunking where not possible to use existing cable, conduit and trunking is to include dressing, bends, angles, conduit boxes, outlets and all other accessories and fixings.		

ITEM	DESCRIPTION	UNIT	RATE
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Electrical Installation Rates Deemed to Include

- A. Rates for electrical work are additionally deemed to include as appropriate for the following: (cont'd)
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|----|--|--|--|
| 17 | Overhauling any item is to include for removing, dismantling and replacing any worn or defective part, greasing or oiling where appropriate, reassembling to leave in perfect working order and refixing. | | |
| 18 | Priming and painting two coats oil colour on new exposed conduit to match existing. | | |
| 19 | Earthing and bonding all plumbing and associated metalwork in conjunction with Schedule of Rates items whether specifically stated or not in Schedule of Rates descriptions. | | |
| 20 | Inspection and testing of all services, fittings, appliances etc., when completed to ensure satisfactory functional operation and safety, including temporary supply, commissioning and providing all certificates (including test results) required by the relevant electrical authorities, bodies or the Client. | | |

The Service Provider is to allow in his tender for any additional costs that he considers may be necessary.

If a ventilator/fan is not operative after a service the ventilator/fan is to be removed and renewed with the appropriate ventilator/fan. The works order will be varied to omit the service code and to add the renew ventilator/fan code. Dover District Council will only pay for the servicing or the renewal of the ventilator/fan, and will not pay for both servicing and renewal.

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	Channels – Precast Concrete		3/34
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ITEM	DESCRIPTION	UNIT	RATE
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	Clearing Blockages		3/48
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	Land Drainage		3/49
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	Walls – Construction		3/50
	Walls – Rebuilding		3/50
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	Cavities		3/53
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	Openings – Internal Door		3/53
	Openings – External Door/Window		3/53
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	Cills and Thresholds		3/54
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	Airbricks		3/56
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ITEM	DESCRIPTION	UNIT	RATE
FOUNDATIONS			
Floor - Concrete Internal Renewal			
FOU015003	<p>FLOOR:RENEW INTERNAL CONCRETE INSULATION</p> <p>Floor:Renew complete any floor with new concrete floor including break up existing floor, applied finish and sub-base under and remove waste and debris, excavate as necessary, compact bottoms and lay and compact ne 175mm hardcore bed blinded with sand, lay 1200 gauge polythene damp proof membrane, 50mm Jablite or other equal and approved insulation board, both membrane and board turned up 150mm at edges, 150mm concrete slab (1:2:4) with mesh reinforcement and ne 65mm cement and sand floor screed trowelled smooth to receive floor finish, remove and refix skirtings as necessary and make good all finishes.</p>	SM	146.91
Floor - Concrete Internal New			
FOU015007	<p>FLOOR:NEW INTERNAL CONCRETE WITH INSULATION</p> <p>Floor:Excavate as necessary, remove waste and debris, compact bottoms and lay and compact ne 175mm hardcore bed blinded with sand, lay 1200 gauge polythene damp proof membrane, 50mm Jablite or other equal and approved insulation board, both membrane and board turned up 150mm at edges, 150mm concrete slab (1:2:4) with mesh reinforcement and ne 65mm cement and sand floor screed trowelled smooth to receive floor finish, remove and refix skirtings as necessary and make good all finishes.</p>	SM	134.67
Foundations in Trenches			
FOU049001	<p>FOUNDATIONS:EXCAVATE CONCRETE TRENCH</p> <p>Foundations:Excavate trench 600mm wide and ne 1.00m deep including all necessary planking and strutting, return, fill in and ram, remove waste and debris, level and ram, lay concrete (1:3:6) in trench to depth ne 775mm build cavity wall in engineering bricks and facings in cement mortar (1:3) including damp proof course, build in stainless steel wall ties, fill cavity of wall with concrete (1:10), including all labours.</p>	LM	279.46

ITEM	DESCRIPTION	UNIT	RATE
GROUNDWORKS			
Kerbs, Channels and Edgings			
Channels - Precast Concrete			
EWO001301	CHANNEL:RENEW NE 250 X 125MM Channel:Renew precast concrete channel, take up existing including haunching, remove waste and debris, clean up existing bed, supply and lay new ne 250 x 125mm precast concrete channel including haunch both sides, pointing, formwork and make good to existing finishes	LM	25.88
EWO001303	CHANNEL:REBED NE 250 X 125MM Channel:Rebed precast concrete channel, take up existing including haunching, remove waste and debris, clean up existing bed, and clean and relay ne 250 x 125mm precast concrete channel including haunch both sides, pointing, formwork and make good to existing finishes.	LM	21.27
Edgings - Precast Concrete			
EWO001503	EDGING:RENEW 50 X 152MM PCC EDGING Edging:Renew precast concrete edging, straight or curved by carefully taking up existing edging and haunching, remove waste and debris, clean up concrete bed, supply and bed ne 50 x 152mm precast concrete edging, haunch both sides, point including all formwork and make good to existing finishes.	LM	19.11
Paths and Pavings			
Paving - Insitu Concrete			
EWO003003	PATH:EXCAVATE LAY NE 100MM CONCRETE BED Path:Excavate 250mm below required finished level, remove waste and debris, level and compact bottoms of excavations and fill, 150mm hardcore bed, blinded and ne 100mm concrete trowelled smooth including dishing to gullies and the like and all formwork.	SM	71.32
EWO003007	PATH:RENEW NE 100MM CONCRETE BED AND SUB-BASE Path:Renew concrete path by breaking up existing concrete and excavating 250mm below existing level, remove waste and debris, fill soft spots, level and compact bottoms of excavations and fill, 150mm hardcore bed, blinded and ne 100mm concrete trowelled smooth including dishing to gullies and the like and all formwork.	SM	82.26
EWO003009	FINISH:EXTRA FOR NON-SLIP FINISH TO PATH Finish:Extra for non-slip surface to concrete carborundum grains at the rate of 1kg per sm.	SM	3.97
EWO003011	PATH:REMOVE AND INFILL WITH TOPSOIL Path:Break up and remove any thickness existing path and bed under and remove waste and debris, import topsoil and deposit to make up levels and grade to suit existing contours.	SM	51.69
Paving - Coated Macadam			
EWO005001	MACADAM:EXCAVATE AND LAY 70MM PAVING Macadam:Excavate 145mm below required finished level, remove waste and debris, level and compact bottoms of excavations and fill in layers, 75mm crusher run of broken stone blinding, 50mm base course of 20mm nominal size open-textured macadam and 20mm wearing course of 6mm nominal medium textured macadam laid to falls, crossfalls and slopes.	SM	49.45

ITEM	DESCRIPTION	UNIT	RATE
EWO007005	FLAG:LIFT AND REBED SINGLE PCC PAVING Flag:Lift any size existing precast concrete paving flag, fill and compact hardcore to soft spots and rebed existing flag on 25mm bed of cement mortar (1:4) and point up joints.	NO	8.56
EWO007007	FLAGS:LIFT AND REBED PCC PAVING Flag:Lift any size existing precast concrete paving flag, fill and compact hardcore to soft spots and rebed existing flags on 25mm bed of cement mortar (1:4) and point up joints.	SM	23.26
EWO007009	FLAG:RENEW SINGLE PCC PAVING Flag:Lift remnants of existing 50mm standard size precast concrete paving flag, remove waste and debris, fill and compact hardcore to soft spots and lay new flag on 25mm bed of cement mortar (1:4), point up joints including any additional cutting and fitting to suit.	NO	12.54
EWO007011	FLAGS:RENEW PCC PAVING Flag:Lift remnants of existing 50mm standard size precast concrete paving flag, , remove waste and debris, fill and compact hardcore to soft spots and lay new paving on 25mm bed of cement mortar (1:4), point up joints including any additional cutting and fitting to suit.	SM	36.50
EWO007019	FLAG:REPOINT PCC PAVING Flag:Repoint pcc paving, rake out joints, repoint with cement mortar (1:4).	SM	10.56
EWO007021	FLAG:FILLET POINT JOINT TO WALL Flag:Rake out existing and or fillet point in cement mortar (1:4), joint between edges of paving and wall and abutment.	LM	2.33
Paving – Gravel			
EWO009013	PAVING:RENEW GRAVEL PAVING 30MM Paving:Renew gravel paving to paths and driveways ne 30mm thick including take up and clear away existing, remove waste and debris, supply, spread and level washed gravel to existing surfaces.	SM	7.01
Paving - Temporary Repairs			
EWO011001	PAVING:TEMPORARY CONCRETE REPAIR Paving:Break out existing defective paving of any type if necessary ne 100mm thick and clear away, remove waste and debris, fill in void with lean mix concrete ensuring flush edges to existing finishes in areas ne 1.00sm.	IT	33.07
Steps, Stairs and Ramps			
Steps, Stairs and Ramps - Insitu and Precast Concrete			
EWO013001	STEP:FORM OR RENEW STEP IN CONCRETE PAVING Step:Form step ne 1000 x 300 x 200mm in concrete paving including all necessary excavation, hardcore, extra concrete and all formwork with surfaces trowelled smooth, make good to adjacent finishes and remove waste and debris.	IT	38.93
EWO013005	STEP:FORM OR RENEW PCC STEP IN PAVING Step:Form step in precast concrete paving ne 1000 x 300 x 200mm including all extra excavation, hardcore, blinding and bed precast concrete flags to steps and risers on 25mm mortar bed including all cutting, make good to adjacent finishes and remove waste and debris.	IT	45.60
EWO013009	STEP:FORM BRICK ON EDGE STEP Step:Form step with approved brick on edge, bedded and pointed in cement mortar (1:4).	LM	20.24

ITEM	DESCRIPTION	UNIT	RATE
EWO013011	STEP:REPAIR DAMAGED CONCRETE Step:Cut out damaged section and repair step as necessary with concrete (1:1:5:3) or cement and sand polymer enhanced cementitious mortar including formwork and trowel finish.	IT	19.68
EWO013013	STEP:REFIX AND BED LOOSE STEP Step:Rebed loose precast concrete step or loose bricks to brick step including remove existing, clean off as necessary and rebed in cement mortar (1:4) (per step).	IT	7.42
Metal Stairs and Walkways and Balustrades			
Balustrades – Isolated			
EWO027101	BALUSTRADE:TAKE DOWN AND REMOVE Balustrade:Take down existing balustrade, remove waste and debris, and prepare mortices to receive new balustrade.	LM	7.88
Balustrades and Handrails - Sundry Repairs			
EWO027501	BALUSTRADE:REFIX ANY LOOSE TYPE Balustrade:Refix any type of loose balustrade including remove if necessary, clean out and prepare mortices including reforming if required to ensure sound fixings and refix balustrade and make good decorations and finishes.	LM	17.87
EWO027503	HANDRAIL:REFIX ANY LOOSE TYPE Handrail:Refix any type of loose handrail including remove if necessary, clean out and prepare mortices including reforming if required and or replug to ensure sound fixings and refix handrail, make good decorations and finishes.	LM	13.31
Miscellaneous Fittings			
Clothes Lines			
EWO029101	LINE:NEW DOMESTIC ROTARY AND BASE Line:Erect domestic rotary clothes line with loose socket, excavate for and including concrete base and remove waste and debris, and reinstate paving or garden areas.	NO	102.89
EWO029103	LINE:NEW COMMUNAL/HEAVY DUTY ROTARY AND BASE Line:Erect communal or heavy duty rotary clothes line with loose socket, excavate for and including concrete base, remove waste and debris, and reinstate paving or garden areas.	NO	197.89
EWO029105	LINE:RENEW DOMESTIC ROTARY Line:Renew domestic rotary clothes line, set in existing socket and clear away, remove waste and debris.	NO	73.41
EWO029107	LINE:RENEW COMMUNAL/HEAVY DUTY ROTARY Line:Renew communal or heavy duty rotary clothes line, set in existing socket and clear away, remove waste and debris.	NO	168.42
EWO029109	LINE:RE-STRING CLOTHES LINE Line:Re-string any clothes line including remove remains of existing line.	NO	22.42
EWO029111	LINE:NEW PCC CLOTHES POST AND BASE Line:Erect 150 x 150 x 2700mm precast concrete clothes post, excavate for and including concrete base, remove waste and debris and reinstate paving or garden areas.	NO	57.10

ITEM	DESCRIPTION	UNIT	RATE
EWO029115	LINE:NEW STEEL CLOTHES POST-NE 3.0M Line:Erect 50mm diameter galvanised steel clothes post upto 3.00m long with pulleys, excavate for and including concrete base, and remove waste and debris and reinstate paving or garden areas.	NO	69.26
EWO029117	LINE:RELOCATE ROTARY DRIER Line:Relocate rotary clothes drier in new position, carefully break out or renew aluminium tube socket, remove existing concrete base, excavate for and including new concrete base remove waste and debris and reinstate paving or garden areas.	NO	42.16
EWO029119	LINE:RELOCATE PCC OR STEEL CLOTHES POST Line:Relocate precast concrete or steel clothes post in new position, carefully break out existing post, remove existing concrete base, excavate for and including new concrete base and remove waste and debris and reinstate paving or garden areas.	NO	38.23
Signs			
EWO029301	SIGN:COLLECT AND FIX Sign:Collect sign from Client's Office and screw to timber, plug and screw to masonry or bolt to metal posts.	NO	13.85
EWO031009	BOLLARD:RENEW OR FIX NEW PCC 900MM HIGH Bollard:Renew with or supply and fix new 225 to 150mm diameter tapered precast concrete bollard 900mm high above ground bedded in concrete including remove existing, excavate as necessary, fix new bollard including concrete foundation and make good all finishes disturbed and remove waste and debris and reinstate paving or garden areas.	NO	97.04
Garden Sheds			
EWO070105	SHED DOOR:RENEW L AND B DOOR Door:Renew shed or bin store door with any size 40mm thick single softwood matchboard ledged and braced door with 169 x 20mm ledges and 106 x 20mm braces covered on face with 20mm tongued, grooved and v jointed boarding, including remove existing door and hinges, remove and refit door stop as necessary, fit and hang new door on one pair of tee hinges, make good frame, complete with all ironmongery and decorate to match existing, and remove waste and debris.	NO	177.21
EWO070107	SHED DOOR:RENEW F L AND B DOOR Door:Renew shed or bin store door with any size 40mm thick single softwood matchboard framed, ledged and braced door with 169 x 20mm ledges and 106 x 20mm braces covered on face with 20mm tongued, grooved and v jointed boarding, including remove existing door and hinges, remove and refit door stop as necessary, fit and hang new door on one pair of tee hinges, make good frame, complete with all ironmongery and decorate to match existing, and remove waste and debris.	NO	198.41
EWO070109	SHED LOCK:RENEW COMPLETE Shed Lock:Renew rimlock, keep and set of rimlock furniture to shed or bin store door, including altering door as necessary for new lock and housing out existing frame as necessary, and remove waste and debris.	NO	72.04

ITEM	DESCRIPTION	UNIT	RATE
FENCING AND GATES			
Fencing			
Fencing – Boarded			
FNG017111	FENCING:RENEW 1.2M BOARD TIMBER POST Fencing:Renew or provide new 1.05m tanalised timber vertical board fencing including for taking down remnants of existing fence and posts set in concrete, remove waste and debris, and set 100 x 100mm x 1.65m long softwood posts in concrete at ne 1.80m centres with two 69x44mm softwood rails bolted to posts and 144 x 20mm vertical boards nailed to rails, softwood gravel board with centre prop (measured per metre run of fencing).	LM	80.89
FNG017113	FENCING:RENEW 1.8M BOARD PCC POST Fencing:Renew or provide new 1.65m high tanalised timber vertical board fencing including for taking down remnants of existing fence and posts set in concrete, remove waste and debris, and set 125 x 125mm x 2.25m long concrete posts in concrete at ne 1.80m centres with three softwood rails 69 x 44mm bolted to posts and 144 x 20mm vertical boards nailed to rails 25 x 150mm softwood gravel board with centre prop (measured per metre run of fencing).	LM	122.63
FNG017117	FENCING:RENEW SOFTWOOD RAIL Fencing:Renew 69 x 44mm softwood rail ne 2.00m long bolted to concrete or timber post by carefully removing vertical boards as necessary, renew rail, re nail existing vertical boards, remove waste and debris.	NO	23.91
FNG017119	FENCING:RENEW 2ND AND 3RD RAIL Fencing:Renew second or third 69 x 44mm softwood rail ne 2.00m long, whilst vertical boards removed, remove waste and debris.	NO	7.71
FNG017122	FENCING:RENEW RUN OF VERTICAL BOARD-1.05M Fencing:Renew 144 x 20mm softwood vertical boarding 1.05m high to closeboarded fence high complete with fixing, wire clipped to boards, remove waste and debris, (measured per metre run of fencing).	LM	53.40
FNG017123	FENCING:RENEW VERTICAL BOARD-1.675M Fencing:Renew 144 x 20mm softwood vertical board 1.65m high, remove waste and debris.	NO	7.29
FNG017124	FENCING:RENEW RUN OF VERTICAL BOARD-1.675M Fencing:Renew 144x20mm softwood vertical boarding 1.65m high to closeboarded fence complete with fixing, wire clipped to boards, remove waste and debris (measured per metre run of fencing).	LM	70.06
FNG017127	FENCING:RENEW TIMBER GRAVEL BOARD Fencing:Renew or supply and fix new 25 x 150mm tanalised softwood gravel board and centre prop including remove existing, excavate as necessary, cut and or trim existing fence boards as necessary and fix gravel board with galvanised nails, remove waste and debris.	NO	15.53
FNG017128	FENCING:RENEW PCC GRAVEL BOARD Fencing:Renew or supply and fix new ne 50 x 225mm precast concrete gravel board and centre prop including remove existing, excavate as necessary, cut and or trim existing fence boards as necessary and fix gravel board with cleats and or bolts, remove waste and debris.	NO	17.13

ITEM	DESCRIPTION	UNIT	RATE
Fencing - Chestnut Pale			
FNG017201	FENCING:RENEW CHESTNUT NE 1.5M AND POSTS Fencing:Renew chestnut pale fencing ne 1.50m high including for taking down remnants of existing fence and posts, remove waste and debris, and renew by driving in 60mm diameter sweet chestnut posts at 2.22m centres including galvanised accessories and sweet chestnut struts and chestnut pales at 75mm centres, fixed at head and bottom with galvanised straining wire (measured per metre run of fencing).	LM	18.25
FNG017213	FENCING:LINE WIRE SUPPORT Fencing:Renew or fix new galvanised or PVC coated line wire to support cleft chestnut pale fence, fix wire to posts and fencing with galvanised staples and ties including remove and refix fencing as found expedient (measured per run of line wire).	LM	2.85
FNG017215	FENCING:RENEW 75MM STRAIN POST Fencing:Renew 75mm timber sweet chestnut straining post 1.60m long to chestnut pale fencing including connecting bolt strainers, remove waste and debris.	NO	15.15
Fencing - Interwoven and Overlap Fence Panels			
FNG017301	FENCING:RENEW 1.8M HIGH PANEL Fencing:Renew any interwoven or overlap fence panel ne 1.80 x 1.80m fixed with galvanised metal support brackets to existing posts, remove and dismantle existing and remove waste and debris.	NO	52.53
FNG017302	FENCING:RENEW 1.2M HIGH PANEL Fencing:Renew any interwoven or overlap fence panel ne 1.80 x 1.20m fixed with galvanised metal support brackets to existing posts, remove and dismantle existing and remove waste and debris.	NO	50.19
FNG017308	FENCING:RENEW 1.2M WIDE PANEL Fencing:Renew any interwoven or overlap fence panel ne 1.20 x 1.80m fixed with galvanised metal support brackets to existing posts, remove and dismantle existing and remove waste and debris.	NO	50.19
FNG017314	FENCING:RENEW 0.9M HIGH PANEL Fencing:Renew any interwoven or overlap fence panel ne 1.80 x 0.90m fixed with galvanised metal support brackets to existing posts, remove and dismantle existing and remove waste and debris.	NO	48.00
Fencing – Chainlink			
FNG017400	FENCING:ERECT CHAINLINK FENCE AND POSTS 0.9M Fencing:Erect new chainlink fencing 0.9m high with 100 x 100mm x 1.45m concrete posts cast into concrete with three 2.5mm diameter galvanised mild steel line wires and galvanised or plastic coated steel chainlink fencing including all fittings, ties etc. and all excavation, concrete backfill and remove waste and debris, reinstatement of paving, gardens and the like (measured per metre run of fencing).	LM	36.20
FNG017403	FENCING:ERECT CHAINLINK FENCE AND POSTS 1.8M Fencing:Erect new chainlink fencing 1.80m high with 100 x 100mm x 2.35m concrete posts cast into concrete with three 2.5mm diameter galvanised mild steel line wires and galvanised or plastic coated steel chainlink fencing including all fittings, ties etc. and all excavation, concrete backfill and remove waste and debris, reinstatement of paving, gardens and the like (measured per metre run of fencing).	LM	47.39

ITEM	DESCRIPTION	UNIT	RATE
FNG017404	FENCING:RENEW CHAINLINK ON EXISTING POSTS 0.9M Fencing:Renew chainlink fencing 0.9m high on existing posts, including removal of old and remove waste and debris, supply and fix new galvanised or plastic coated steel chainlink fencing including three 2.50mm diameter galvanised mild steel line wires and all fittings ties etc. (measured per metre run of fencing).	LM	11.00
FNG017409	FENCING:REMOVE CHAINLINK COMPLETE Fencing:Remove any height chainlink fencing complete with concrete posts and remove waste and debris, fill holes with topsoil and reinstate paving and gardens as necessary.	LM	7.96
FNG017411	FENCING:RESECURE LOOSE CHAINLINK FENCE Fencing:Resecure any height loose chainlink fencing including tightening straining wires as necessary.	LM	1.46
Fencing - Garden Rail			
FNG017501	FENCING:RENEW GARDEN RAIL 0.575M HIGH Fencing:Renew with or supply and fix 575mm high tanalised softwood garden rail fencing comprising 50 x 225mm horizontal rail splayed on top, bolted to 75 x 75mm x 0.90m splayed on top posts set in concrete bases at ne 2.00m centres with two (2) 9mm diameter x 150mm galvanised mild steel round head bolts, including excavation, concrete, backfill and remove waste and debris, including where necessary taking down remnants of existing fencing and posts, reinstate paving, gardens and the like as necessary (measured per metre run of fencing).	LM	33.10
FNG017503	FENCING:REMOVE GARDEN RAIL 0.575M HIGH Fencing:Remove 575mm high garden rail fencing including posts and remove waste and debris, including fill in post holes with top soil and reinstate paving, gardens and the like as necessary.	LM	5.77
Fencing – Palisade			
FNG017605	FENCING:RENEW PALISADE 1.35M HIGH Fencing:Renew with or supply and fix tanalised softwood palisade fence 1.35m high with 100 x 100mm posts at ne 1.80m centres, 100 x 50mm rails, 75mm pales at 125mm centres including all excavation, concrete, backfill and remove waste and debris, including where necessary taking down remnants of existing fencing and posts, reinstate paving, gardens and the like as necessary (measured per metre run of fencing).	LM	54.01
FNG017607	FENCING:RENEW PALISADE 1.8M HIGH Fencing:Renew with or supply and fix tanalised softwood palisade fence 1.80m high with 100 x 100mm posts at ne 1.80m centres, 100 x 50mm rails, 75mm pales at 125mm centres including all excavation, concrete, backfill and remove waste and debris, including where necessary taking down remnants of existing fencing and posts, reinstate paving, gardens and the like as necessary (measured per metre run of fencing).	LM	62.86
FNG017611	FENCING:REMOVE PALISADE Fencing:Remove any palisade type of fencing including posts and remove waste and debris, fill post holes with top soil and reinstate paving and gardens as necessary.	LM	11.28

ITEM	DESCRIPTION	UNIT	RATE
Fencing - Post and Rail			
FNG017651	FENCING:RENEW POST AND 2 RAIL Fencing:Renew with or supply and fix tanalised softwood post and two rail fence with 75 x 125mm posts at ne 1.80m centres, 100 x 38mm rails, including all excavation, concrete, backfill and remove waste and debris, including where necessary taking down remnants of existing fencing and posts, reinstate paving, gardens and the like as necessary (measured per metre run of fencing).	LM	38.76
Fencing - Concrete Panel			
FNG017701	FENCING:REMOVE PCC POST AND SLAB Fencing:Remove precast concrete post and slab fencing 1.20m high and remove waste and debris, fill post holes with top soil and reinstate paving gardens and the like as necessary (measured per metre run of fencing).	LM	10.15
Fencing - Sundry Repairs			
FNG017801	FENCING:MAKE SAFE FENCING Fencing:Make safe any unstable fence and or gate including but not limited to resecure and or refix fencing, brace and or reset and or refix post, rehang gate or resecure.	LM	14.58
FNG017803	FENCING:RENEW TIMBER PALE AND LAG Fencing:Renew any type of fencing pale or lag with ne 25x150mm tanalised timber including all labours, remove waste and debris.	NO	7.02
FNG017805	FENCING:REFIX TIMBER PALE AND LAG Fencing:Refix any type of fencing pale or lag including remove and refix as necessary.	NO	2.33
FNG017807	FENCING:FIX GALVANISED REPAIR BRACKET Fencing:Supply and fix galvanised repair bracket to rail and post including all cutting and fitting to suit.	NO	7.36
Fencing - Posts			
FNG019001	FENCE POST:EXCAVATE REMOVE AND MAKE GOOD Fence Post:Excavate and remove remnants of damaged post with earth or concrete surround, fill hole with top soil, remove waste and debris, reinstate paving, gardens and the like as necessary.	NO	9.09
FNG019003	FENCE POST:REFIX LOOSE POST Fence Post:Refix any type of loose post including reset any post set in earth or concrete without removing and refixing any post fixed to brickwork, concrete and make good.	NO	10.20
FNG019005	FENCE POST:RENEW TIMBER TO HARDCORE OR CONCRETE Fence Post:Renew tanalised softwood fence post set in hardcore or concrete size 100 x 100mm and ne 2.40m long including any struts, excavate hole, place hardcore and or concrete, backfill, remove and refix fencing, remove waste and debris, reinstate paving, gardens and the like as necessary.	NO	33.85
FNG019007	FENCE POST:RENEW TIMBER TO BRICKWORK Fence Post:Renew tanalised softwood fence post fixed to brickwork size 100 x 100mm and ne 2.40m long including remove and refix fencing and or gates and drill plug and screw, remove waste and debris and make good.	NO	30.61

ITEM	DESCRIPTION	UNIT	RATE
FNG019009	FENCE POST:RENEW TIMBER IN METPOST Fence Post:Renew 75 x 75mm tanalised softwood fence post ne 2.40m long with post fixed into driven or bolted Metpost including any struts, remove and refix fencing, remove waste and debris, reinstate paving, gardens and the like as necessary.	NO	29.39
FNG019011	FENCE POST:RENEW PCC NE 1.5M Fence Post:Renew precast concrete fence post or spur set in hardcore or concrete ne 100 x 100mm and ne 1.50m long including any struts, excavate hole, place hardcore and concrete, backfill, remove and refix fencing, remove waste and debris, reinstate paving, gardens and the like as necessary.	NO	36.81
FNG019015	FENCE POST:FIX 50 X 100MM SW BATTEN Fence Post:Supply and fix 50 x 100mm tanalised softwood batten to precast concrete post ne 1.80m long including drill and bolt batten to post.	NO	17.56
FNG019021	FENCE POST:REPAIR WITH METSPUR Fence Post:Repair broken post with 'Metspur' fitting including driving spur into ground and bolting to existing post, supply all necessary struts and reinstate paths and gardens on completion, and remove waste and debris.	NO	19.96
Fencing - Timber Gates			
FNG021001	GATE:RENEW TIMBER NE 1.0SM Gate:Renew tanalised softwood single leaf gate ne 1.00sm overall, comprising of two 144 x 27mm ledges, five 144 x 20mm vertical boards at 175mm centres and one 144 x 27mm diagonal brace, including new galvanised steel strap hinges and hangers fixed to existing concrete post, new galvanised mild steel auto catch, prepare for and decorate, remove waste and debris.	NO	87.01
FNG021003	GATE:RENEW TIMBER NE 1.5SM Gate:Renew tanalised softwood single leaf gate ne 1.50sm overall, comprising two 144 x 27mm ledges, five 144 x 20mm vertical boards at 175mm centres and one 144 x 27mm diagonal brace, including new galvanised steel strap hinges and hangers fixed to existing concrete post, new galvanised mild steel auto catch, prepare for and decorate, remove waste and debris.	NO	104.18
FNG021002	GATE:INSTALL TIMBER NE 1.0SM AND POSTS Gate:Install tanalised softwood single leaf gate ne 1.00sm overall, comprising of two 144 x 27mm ledges, five 144 x 20mm vertical boards at 175mm centres and one 144 x 27mm diagonal brace, including galvanised steel strap hinges and hangers fixed to and including precast concrete posts ne 1.65m long, galvanised mild steel auto catch, prepare for and decorate, posts set in concrete including all excavation, concrete, backfill, and remove waste and debris, reinstate paving, gardens and the like as necessary.	NO	163.42
FNG021004	GATE:INSTALL TIMBER NE 1.5SM AND POSTS Gate:Install tanalised softwood single leaf gate ne 1.50sm overall, comprising two 144 x 27mm ledges, five 144 x 20mm vertical boards at 175mm centres and one 144 x 27mm diagonal brace, including galvanised steel strap hinges and hangers fixed to and including precast concrete posts ne 2.15m long, galvanised mild steel auto catch, prepare for and decorate, posts set in concrete including all excavation, concrete, backfill, and remove waste and debris, reinstate paving, gardens and the like as necessary.	NO	187.40

ITEM	DESCRIPTION	UNIT	RATE
FNG021006	GATES:INSTALL PAIR TIMBER NE 2.5SM AND POST Gates:Install tanalised softwood two leaved gate ne 2.5sm overall, each leaf comprising two 144 x 27mm ledges, six 144 x 20mm vertical boards at 175mm centres and one 144 x 27mm diagonal brace, including steel strap hinges and hangers fixed to and including precast concrete posts, galvanised mild steel auto catch, prepare for and decorate, posts set in concrete including all excavation, concrete, backfill and remove waste and debris, reinstate paving, gardens and like as necessary.	NO	317.56
FNG021007	GATE:REPAIR AND EASE AND ADJUST TIMBER GATE Gate:Repair any damaged timber gate including ease and adjust, remove and rehang as necessary including adjust stop, supply and fix new timbers and scarf new sections as required and redecorate to match existing.	NO	26.93
FNG021013	GATE:RENEW GATE AND FENCE CAPPING Gate:Renew any type and size of gate or fence capping with softwood tanalised capping to match and redecorate to match existing, remove waste and debris.	LM	5.06
FNG021021	GATE:INSTALL TIMBER PANEL 1.2M HIGH Gate:Install tanalised softwood single leaf gate comprising 0 90m wide x 1.20m high interwoven or overlap panel with additional diagonal brace, including galvanised steel hinges fixed to and including 100 x 100mm treated softwood posts ne 1.85m long, galvanised mild steel auto catch, prepare for and decorate, posts set in concrete including all excavation, concrete, backfill, and remove waste and debris, reinstate paving, gardens and the like as necessary.	NO	102.75
Fencing - Gate Posts			
FNG025002	GATE POST:RENEW TIMBER Gate Post:Renew gate post with tanalised softwood post, post size 100 x 125mm, set in concrete, including all excavation, concrete, backfill and remove waste and debris, reinstate paving, gardens and the like as necessary, remove and refix fencing and gates as necessary, transfer existing latch keep or gudgeon pins, redecorate to match existing.	NO	34.71
FNG025003	GATE POST:RENEW PCC Gate Post:Renew gate post with precast concrete ne 1.65m long, set in concrete, including all excavation, concrete, backfill and remove waste and debris, reinstate paving, gardens and the like as necessary, remove and refix fencing and gates as necessary, transfer existing latch keep or gudgeon pins.	NO	40.00
FNG025005	GATE FRAME:RENEW TIMBER Gate Frame:Renew gate frame with tanalised softwood gate frame, including plug and screw frame to brickwork and redecorate to match existing, remove waste and debris.	LM	32.25
FNG025011	GATE POST:RENEW OR SUPPLY ANCHOR POST Gate Post:Renew or supply and fix new gate anchor post of any type and size complete with all clips and fastenings, set in concrete, including all excavation, concrete, backfill, and remove waste and debris, reinstate paving, gardens and the like as necessary, remove and refix fencing and gates as necessary	NO	44.20
FNG021011	GATE:RENEW 50X25MM STOP NE 2.0M Gate:Renew 50x25mm tanalised softwood gate stop ne 2.00m long fixed to gate frame and redecorate to match existing, remove waste and debris.	NO	8.39

ITEM	DESCRIPTION	UNIT	RATE
FNG019018	GATE POST AND GATE:RENEW AND REPAIR ANY FITTING Gate Post and Gate:Renew or repair any single fitting to post or timber or metal gate including any gate hinge, gudgeon, band, pivot plate or pivot socket, spring, any post or gate catch or bolt, remove waste and debris (measured per complete fitting).	NO	14.55

ITEM	DESCRIPTION	UNIT	RATE
DRAINAGE			
Drainage Below Ground			
Drainage - New - Clay Pipes			
DRN033101	DRAIN:INSTALL 100MM CLAY NE 1M DEEP Drain:Excavate not exceeding 1.00m deep, level and compact bottoms of excavations, 150mm thick concrete bed and lay 100mm diameter clay pipe and haunch up in concrete and backfill, remove waste and debris, including all connections, junctions and bends, allow for exposing, breaking out and removal of any existing drains including concrete beds and surrounds and all connections to existing pipework, testing.	LM	120.99
Drainage - New - Plastic Pipes			
DRN033301	DRAIN:INSTALL 110MM PVCU NE 1M DEEP Drain:Excavate not exceeding 1.00m deep, level and compact bottoms of excavations, 100mm thick bed of gravel and lay 110mm diameter PVCu pipe and backfill 210mm with selected granular material, compacted by hand and backfill, remove waste and debris, including all bends, fittings, connections etc, allow for removal of any existing drains including concrete beds and surrounds and all connections to existing pipework, testing.	LM	117.95
DRN033303	DRAIN:INSTALL 110MM PVCU 1-2M DEEP Drain:Excavate exceeding 1.00m and ne 2.00m deep level and compact bottoms of excavations, 100mm thick bed of gravel and lay 110mm diameter PVCu pipe and backfill 210mm with selected granular material, compacted by hand and backfill, remove waste and debris, including all bends, fittings, connections etc, allow for removal of any existing drains including concrete beds and surrounds and all connections to existing pipework, testing.	LM	198.92
Drainage - Existing – Repairs			
DRN033501	DRAIN:REPAIR 100MM PIPE NE 1M DEEP Drain:Repair by locating damaged pipe, excavate not exceeding 1.00mm deep, for a length not exceeding 3.00m, remove pipe, concrete bed and surround and level and compact bottoms of excavations, 150mm thick concrete, bed and lay 100mm diameter clay pipe and backfill, include for all adaptors, junctions and bends, remove waste and debris and all connections to existing pipework, testing.	NO	272.07
DRN033505	DRAIN:REPAIR 150MM PIPE NE 1M DEEP Drain:Repair by locating damaged pipe, excavate not exceeding 1.00m deep, for a length not exceeding 3.00m, remove pipe, concrete bed and surround and level and compact bottoms of excavations, 150mm thick concrete bed and lay 150mm diameter clay pipe and backfill, include for all adaptors, junctions and bends, remove waste and debris and all connections to existing pipework, testing.	NO	312.87
Gullies			
DRN035001	GULLY:INSTALL CLAY BACK INLET GULLY Gully:Excavate, level and compact bottoms and set any type of vitrified clay gully with 100mm back inlet and grating including setting and surrounding in concrete, backfill, remove waste and debris, and reinstate paving, gardens and the like as necessary, testing.	NO	146.23

ITEM	DESCRIPTION	UNIT	RATE
DRN035003	GULLY:INSTALL PVCU BACK INLET GULLY Gully:Excavate, level and compact bottoms and set any type of PVCu gully with 100mm back inlet and grating including setting and surrounding in concrete, backfill, remove waste and debris, and reinstate paving, gardens and the like as necessary, testing.	NO	88.71
DRN035005	GULLY:REMOVE AND SEAL OFF AND MAKE GOOD Gully:Excavate, remove existing gully (any type) seal pipe, backfill and make good, remove waste and debris, and reinstate paving, gardens and the like as necessary.	NO	15.88
DRN035007	GULLY:RENEW ANY TYPE SURROUND AND KERB Gully:Renew precast concrete or brick gully surround or kerb bedded in cement mortar (1:4) including breaking up existing and remove waste and debris, and reinstate paving, gardens and the like as necessary.	NO	21.34
DRN035009	GULLY:RENEW GRATING Gully:Renew missing or damaged any size or type of gully grating, remove waste and debris.	NO	15.60
DRN035013	GULLY:RENEW INSPECTION PLATE Gully:Renew missing or damaged any size or type of screwed down inspection plate to gully or rodding eye, remove waste and debris.	NO	33.73
Extra Over for Breaking Out and Reinstatement			
DRN047001	MAIN AND DRAIN:REINSTATE CONCRETE PAVING Main and Drain:Extra for breaking up, remove waste and debris and subsequently reinstating not exceeding 150mm thick concrete with hardcore sub-base under, not exceeding 600mm wide including joints and make good to existing finishes.	LM	56.55
DRN047003	MAIN AND DRAIN:REINSTATE MACADAM PAVING Main and Drain:Extra for breaking up, remove waste and debris and subsequently reinstating not exceeding 100mm thick tarmacadam with hardcore sub-base under, not exceeding 600mm wide including joints and make good to existing finishes.	LM	33.11
DRN047005	MAIN AND DRAIN:REINSTATE FLAG PAVING Main and Drain:Extra for lifting, set aside and subsequently relaying flag paving and sub-base grout and point, not exceeding 600mm wide including any extra cutting and bonding to existing paving.	LM	10.73
DRN047007	MAIN AND DRAIN:REINSTATE BRICK PAVING Main and Drain:Extra for lifting, set aside and subsequently relaying brick paviors and sub-base grout and point, not exceeding 600mm wide including all bonding to existing paving.	LM	46.62
Manholes			
Manholes – Brick			
DRN037001	MANHOLE:CONSTRUCT NEW BRICK NE 1.35M DEEP Manhole:Construct manhole ne 1.35m deep to invert level in semi engineering bricks 225mm thick with 150mm thick concrete base, 100mm thick reinforced precast concrete cover slab, cover with frame bedded in cement mortar, build in ends of pipes and bed in all required channels, bends etc, testing, allow for all excavation, earth support, backfill and remove waste and debris, and reinstate paving, gardens and the like as necessary.	IT	974.50

ITEM	DESCRIPTION	UNIT	RATE
DRN037003	MANHOLE:RENEW BRICK NE 1.35M DEEP Manhole:Renew manhole ne 1.35m deep to invert level in semi engineering bricks 225mm thick with 150mm thick concrete base, 100mm thick reinforced precast concrete cover slab, cover with frame bedded in cement mortar, build in ends of pipes and bed in all required channels, bends etc, testing, allow for breaking out of existing manhole including any extra excavation required, all diversions to existing services, earth support, backfill and remove waste and debris, and reinstate paving, gardens and the like as necessary.	IT	1011.15
Inspection Chambers - Polypropylene			
DRN037005	INSPECTION CHAMBER:NEW SHALLOW POLYPROPYLENE Inspection Chamber:Construct polypropylene shallow inspection chamber ne 600mm deep for 110mm diameter PVCu pipe including cover and frame, connections to all pipework, testing and allow for all excavation, earth support, backfill and remove waste and debris, and reinstate paving, gardens and the like as necessary.	IT	118.93
DRN037007	INSPECTION CHAMBER:RENEW SHALLOW POLYPROPYLENE Inspection Chamber:Renew polypropylene shallow inspection chamber ne 600mm deep for 110mm diameter PVCu pipe including cover and frame, connections to all pipework, testing and allow for all excavation, earth support, backfill and remove waste and debris, and reinstate paving, gardens and the like as necessary, allow for breaking out existing including any extra excavation etc. required and all temporary diversions to existing services.	IT	142.55
DRN037009	INSPECTION CHAMBER:NEW UNIVERSAL POLYPROPYLENE Inspection Chamber:Construct polypropylene universal inspection chamber ne 1000mm deep for 110mm diameter PVCu pipe including cover and frame, connections to all pipework, testing and allow for all excavation, earth support, backfill and remove waste and debris, and reinstate paving, gardens and the like as necessary.	IT	216.76
DRN037011	INSPECTION CHAMBER:RENEW UNIVERSAL POLYPROPY Inspection Chamber:Renew polypropylene universal inspection chamber ne 1000mm deep for 110mm diameter PVCu pipe including cover and frame, connections to all pipework, testing and allow for all excavation, earth support, backfill and remove waste and debris, and r einstate paving, gardens and the like as necessary, allow for breaking out existing including any extra excavation etc. required and all temporary diversions to existing services.	IT	235.86
Manhole - Covers and Slabs			
DRN037013	MANHOLE:RENEW PCC COVER SLAB Manhole:Renew precast cover slab not exceeding 1000x1500x100mm thick including bed in cement mortar (1:3), remove waste and debris, and reinstate paving, gardens and the like as necessary.	NO	80.65
DRN037017	MANHOLE:REBED COVER AND OR FRAME Manhole:Lift and rebed existing cover and frame, bed frame in cement mortar (1:3) including any breaking out of foundation required to ensure correct levels clean off cover and replace including reset in grease.	NO	18.99
DRN037019	MANHOLE:RENEW COVER LIGHT GRADE Manhole:Renew manhole cover and frame, light duty single seal, any size including bed frame in cement mortar (1:3), remove waste and debris, and reinstate paving, gardens and the like as necessary.	NO	25.91

ITEM	DESCRIPTION	UNIT	RATE
DRN037021	MANHOLE:RENEW COVER MEDIUM GRADE Manhole:Renew manhole cover and frame, medium duty, single seal, any size including bed frame in cement mortar (1:3), remove waste and debris, and reinstate paving, gardens and the like as necessary.	NO	36.41
DRN037027	MANHOLE:RENEW COVER LIGHT INTERNAL Manhole:Renew manhole cover and frame with stainless steel double seal light duty recessed inspection cover and frame any size including bed frame in cement mortar (1:3) and fill recessed cover with screed and floor finish to match existing, remove waste and debris, and reinstate flooring as necessary.	NO	75.78
DRN037029	INSPECTION COVER:RENEW-300X300MM Inspection Cover:Renew galvanised inspection cover and frame size 300x300mm including bed frame in cement mortar (1:3), remove waste and debris, and reinstate paving, gardens and the like as necessary.	NO	47.65
Clearing Blockages, CCTV and Testing			
Clearing Blockages			
DRN039007	DRAIN: CLEAR BLOCKAGE Clear blocked drain by rodding or by pressure jet. Remove and refix manhole covers and gratings, as necessary. Attend Client Representative during any inspection. Flush out, test and remove waste and debris. For pressure jet including all hire charges and any temporary relocation, remove on completion.	IT	30.08
DRN039003	GULLY:CLEAN FLUSH OUT CLEAR BLOCKAGE Gully:Clear blockage to gully including rodding as necessary, flush with clean water and remove waste and debris.	NO	11.82
DRN039009	MANHOLE:CLEAR BLOCKAGE NE 3.0M DEEP Manhole:Clear out debris to manhole not exceeding 3.00m deep and remove from site, and flush out and test and remove waste and debris.	IT	13.13
CCTV Drains			
DRN039015	DRAIN:CCTV SURVEY Drain:Undertake CCTV survey of drain runs to identify fault or following repairs or jetting, remove and refix manhole covers and gratings as necessary, including all hire charges and any temporary relocation, remove on completion, supply report and video to Client Representative (to be charged for hours worked on site, rate includes for travelling and other non-productive time)	HR	68.25
Drain Testing			
DRN039018	TEST:SMOKE OR PRESSURE TEST Test:Carry out smoke or pressure test to existing drain run and report to Client Representative (not to be claimed in association with any other works).	IT	32.44

ITEM	DESCRIPTION	UNIT	RATE
	Land Drainage and Soakaways		
	Land Drainage		
DRN041001	LAND DRAIN:75MM NE 2.0M DEEP Land Drain:Excavate trench maximum 630mm wide over 1.00m not exceeding 2.00m deep, remove waste and debris, lay 50mm granular bed, 75mm concrete land drain pipe and matting, backfill trench in stone to within 200mm of existing ground level, level with topsoil, include for all necessary bends, junctions and connections.	LM	263.59
	Soakaways		
DRN041005	SOAKAWAY:EXCAVATE NEW Soakaway:Excavate for new soakaway ne 2.00m deep, lift turf and set aside, excavate soakaway, remove excavated material to temporary spoil heap where directed, fill excavation with hard, dry, broken, masonry, stone or gravel ne 100mm gauge to within 250mm of existing ground level, backfill as necessary with excavated material from temporary debris heap, remove waste and debris from temporary spoil heap, relay turfs.	CM	204.65
DRN041007	SOAKAWAY:CLEAR EXISTING Soakaway:Excavate to locate soakaway ne 2.00m deep, lift turf and set aside, excavate soakaway, remove excavated material to temporary spoil heap where directed, clear debris from soakaway, refill with new and existing soakaway medium to within 250mm of existing ground level, backfill with excavated material from temporary debris heap, remove waste and debris from temporary spoil heap, relay turfs.	CM	204.65

ITEM	DESCRIPTION	UNIT	RATE
BRICKWORK			
Brick/Block Walling			
Walls – Demolition			
BWK101101	WALL:DEMOLISH EXTERNAL 1/2B WALL Wall:Take down external half brick wall and remove waste and debris.	SM	19.35
BWK101103	WALL:DEMOLISH EXTERNAL 1B WALL Wall:Take down external one brick wall and remove waste and debris.	SM	32.07
BWK101105	WALL:DEMOLISH EXTERNAL 1-1/2B WALL Wall:Take down external one and a half brick wall and remove waste and debris.	SM	52.24
BWK101107	WALL:DEMOLISH EXTERNAL CAVITY WALL Wall:Take down external cavity wall and remove waste and debris.	SM	30.44
BWK101109	WALL:DEMOLISH EXTERNAL BLOCKWORK NE 100MM Wall:Take down ne 100mm thick external block wall and remove waste and debris.	SM	13.28
Walls – Construction			
BWK101301	WALL:BUILD 1/2B WALL IN COMMONS Wall:Supply and lay new common bricks in half brick wall bedded and pointed in cement lime mortar (1:1:6).	SM	69.64
BWK101309	WALL:BUILD 1/2B WALL IN FACINGS Wall:Supply and lay new facing bricks in half brick wall bedded and pointed in cement lime mortar (1:1:6) as the work proceeds.	SM	96.71
BWK101313	WALL:BUILD CAVITY WALL IN FACINGS Wall:Supply and lay new facing bricks in cavity wall to match existing, bedded and pointed in cement lime mortar (1:1:6) as the work proceeds including form cavity with 5 No. wall ties per square metre.	SM	176.67
BWK101317	WALL:BUILD NE 100MM BLOCK WALL Wall:Supply and lay new ne 100mm thick blockwork in walls, bedded and pointed in cement lime mortar (1:1:6).	SM	41.56
BWK101319	WALL:BUILD 225MM BLOCK WALL Wall:Supply and lay new 225mm thick blockwork in walls, bedded and pointed in cement lime mortar (1:1:6).	SM	72.17
Walls – Rebuilding			
BWK101501	WALL:REBUILD 1/2B WALL IN COMMONS Wall:Demolish as necessary, clean off and clear away, rebuild half brick wall, in common bricks bed and point in cement lime mortar (1:1:6) to match existing and remove waste and debris.	SM	82.77
BWK101503	WALL:REBUILD 1B WALL IN COMMONS Wall:Demolish as necessary, clean off and clear away, rebuild one brick wall in common bricks, bed and point in cement lime mortar (1:1:6) to match existing and remove waste and debris.	SM	145.43
BWK101505	WALL:REBUILD 1/2B WALL IN FACINGS Wall:Demolish as necessary, clean off and clear away, rebuild half brick wall, in facing bricks bed and point in cement lime mortar (1:1:6) to match existing, and remove waste and debris..	SM	112.03

ITEM	DESCRIPTION	UNIT	RATE
BWK101507	WALL:REBUILD 1B WALL IN FACINGS Wall:Demolish as necessary, clean off and clear away, rebuild one brick wall in facing bricks, bed and point in cement lime mortar (1:1:6) to match existing, and remove waste and debris.	SM	195.18
BWK101511	WALL:REBUILD NE 100MM BLOCK WALL Wall:Demolish as necessary, clean off and clear away, rebuild ne 100mm blockwork in cement lime mortar (1:1:6) bed and point to match existing, and remove waste and debris.	SM	48.12
BWK101513	WALL:REBUILD 225MM BLOCK WALL Wall:Demolish as necessary, clean off and clear away, rebuild 225mm blockwork in cement lime mortar (1:1:6) bed and point to match existing, and remove waste and debris.	SM	78.73
Piers			
BWK101701	PIER:REBUILD 1B WIDE ATTACHED IN COMMONS Pier:Demolish as necessary, clean off and clear away, rebuild attached pier in common bricks, one brick wide x half brick projection, bedded and pointed in cement lime mortar (1:1:6) to match existing, and remove waste and debris.	LM	27.97
BWK101703	PIER:REBUILD 1B ISOLATED IN COMMONS Pier:Demolish as necessary, clean off and clear away, rebuild one brick isolated pier in common bricks with brick on edge coping, bedded and pointed in cement lime mortar (1:1:6) to match existing including building in any gudgeons, gate keeps or similar built in items and remove waste and debris.	LM	98.00
BWK101705	PIER:REBUILD 1-1/2B WIDE ATTACHED IN COMMONS Pier:Demolish as necessary, clean off and clear away, rebuild attached pier in common bricks, one and a half brick wide, half brick projection, bedded and pointed in cement lime mortar (1:1:6) to match existing, and remove waste and debris.	LM	48.67
BWK101707	PIER:REBUILD 1-1/2B ISOLATED IN COMMONS Pier:Demolish as necessary, clean off and clear away, rebuild one and a half brick isolated pier in common bricks with brick on edge coping, bedded and pointed in cement lime mortar (1:1:6) to match existing including building in any gudgeons, gate keeps or similar built in items and remove waste and debris.	LM	132.65
BWK101709	PIER:REBUILD 1B WIDE ATTACHED IN FACINGS Pier:Demolish as necessary, clean off and clear away, rebuild attached pier in facing bricks. one brick wide, half brick projection, bedded and pointed in cement lime mortar (1:1:6) to match existing, and remove waste and debris.	LM	38.98
BWK101711	PIER:REBUILD 1B ISOLATED IN FACINGS Pier:Demolish as necessary, clean off and clear away, rebuild one brick isolated pier in facing bricks with brick on edge coping, bedded and pointed in cement lime mortar (1:1:6) to match existing including building in any gudgeons, gate keeps or similar built in items and remove waste and debris.	LM	111.20
BWK101713	PIER:REBUILD 1-1/2B WIDE ATTACHED IN FACINGS Pier:Demolish as necessary, clean off and clear away, rebuild attached pier in facing bricks, one and a half brick wide, half brick projection, bedded and pointed in cement lime mortar (1:1:6) to match existing, and remove waste and debris.	LM	64.18

ITEM	DESCRIPTION	UNIT	RATE
Brick/Block Repairs			
BWK101901	WALL:REPAIR FRACTURE Fracture:Remove any applied finish and cut out bricks as necessary to either side of fracture, one face only, stitch in new bricks, bed and point to match existing in cement lime mortar (1:1:6), and make good any applied finishes, and remove waste and debris. (measured over mean general line of fracture).	LM	60.21
BWK101903	WALL:REPAIR SMALL PATCH IN COMMONS Wall:Cut out bricks from face of wall, clean and clear away, lay upto 15 No. new common bricks in cement lime mortar (1:1:6), bond, bed and point to match existing and remove waste and debris.	IT	25.73
BWK101905	WALL:REPAIR LARGE PATCH IN COMMONS Wall:Cut out bricks from face of wall, clean and clear away, lay over 15 No. new common bricks upto 2sm in area in cement lime mortar (1:1:6), bond, bed and point to match existing and remove waste and debris.	IT	132.65
BWK101907	WALL:REPAIR SMALL PATCH IN FACINGS Wall:Cut out bricks from face of wall, clean and clear away, lay upto 15 No. new facing bricks in cement lime mortar (1:1:6), bond, bed and point to match existing and remove waste and debris.	IT	29.57
BWK101909	WALL:REPAIR LARGE PATCH IN FACINGS Wall:Cut out bricks from face of wall, clean and clear away, lay over 15 No. new facing bricks upto 2sm in area in cement lime mortar (1:1:6), bond, bed and point to match existing and remove waste and debris.	IT	153.48
BWK101911	WALL:RENEW INDIVIDUAL 100MM BLOCK Wall:Cut out old 100mm block, clean and clear away, supply and lay new block in cement lime mortar (1:1:6), bond, bed and point to match existing and remove waste and debris. (first block).	NO	7.49
BWK101913	WALL:RENEW SUBSEQUENT 100MM BLOCKS Wall:Cut out old 100mm block, clean and clear away, supply and lay new block in cement lime mortar (1:1:6), bond, bed and point to match existing and remove waste and debris. (subsequent blocks).	NO	5.30
BWK101915	WALL:RENEW INDIVIDUAL 225MM BLOCK Wall:Cut out old 225mm block, clean and clear away, supply and lay new block in cement lime mortar (1:1:6), bond, bed and point to match existing and remove waste and debris. (first block).	NO	13.15
BWK101917	WALL:RENEW SUBSEQUENT 225MM BLOCKS Wall:Cut out old 225mm block, clean and clear away, supply and lay new block in cement lime mortar (1:1:6), bond, bed and point to match existing and remove waste and debris. (subsequent blocks).	NO	10.96
Repointing			
BWK102103	WALL:RAKE OUT AND REPOINT BRICKWORK Wall:Rake out existing joints of brickwork minimum 12mm deep and repoint brickwork in mortar to match existing and remove waste and debris.	SM	27.86
BWK102105	WALL:RAKE OUT AND REPOINT JOINT OF BRICKWORK Wall:Rake out existing mortar joint as necessary min 12mm and repoint in mortar to match existing in joints to cills, sides of door/window frames or concrete cladding joints etc and remove waste and debris.	LM	3.66

ITEM	DESCRIPTION	UNIT	RATE
Tell Tales			
BWK102301	TELL TALE:BED IN GLASS TELL TALE Tell Tale:Hack out cement joint in brickwork and provide and bed in glass tell tale in cement mortar (1:3).	NO	13.01
Cavities			
BWK102503	WALL:CLEAR CAVITY-AREAS NE 1.0SM Wall:Cut out bricks in areas ne 1sm for access into cavity, clear blockage including upto 0.5m from opening in any direction, take all necessary measures to prevent loss of any cavity insulation, remove and remove waste and debris, reinstate and make good cavity insulation to match existing as necessary, clean and replace bricks and bed and point in cement lime mortar (1:1:6) to match existing.	IT	71.69
Openings – Minor			
BWK102719	HOLE:MAKE GOOD HOLE ANY DIAMETER Hole:Make good any diameter hole after removal or around any diameter existing pipe passing through brick/block wall, remove waste and debris, including make good finishes.	NO	7.00
BWK102721	HOLE:HOLE FOR CAVITY INSPECTION Hole:Drill hole through half brick skin of cavity wall for purpose of boroscope inspection of cavity, remove waste and debris, and make good on completion (inspection undertaken by others).	NO	3.79
Openings - Internal Door			
BWK102731	OPENING:FORM IN 1/2B INTERNAL WALL FOR DOOR Opening:Cut or form opening for internal door and frame in half brick wall plastered both sides, insert concrete lintol and quoin up jambs, make good plaster, extend flooring through opening on bearers, make good all works disturbed including decorations, temporary propping and remove waste and debris.	IT	160.21
BWK102763	OPENING:ADAPT EXTERNAL DOOR TO WINDOW Opening:Remove existing door frame, adapt opening for window exceeding 1.00sm in 275mm cavity wall, and close cavity at cill with slate, brick up opening below cill level with facing bricks to match existing and concrete blockwork internally, form cill with two courses of plain tile creasing, set on brick on edge snap headers, damp proof course to jambs and cill face up margins to match existing, make good plasterwork and decorations internally, include for additional stainless steel wall ties at 300mm centres around opening, propping and temporary supports, and remove waste and debris.	IT	175.61
BWK102765	OPENING:CONVERT OR EXTEND DOOR INTO WINDOW Opening:Remove existing door frame, cut or form opening for window exceeding 1.00sm in 275mm cavity wall, insert catnic lintol type CN7, or other equal and approved, damp proof course flashing, quoin up and close cavity at jambs with brickwork to match existing, form or extend brick-on-end arch soldier course, brick up opening below cill level with facing bricks to match existing and concrete blockwork internally, close cavity at cill with slate, form cill with two courses of plain tile creasing, set on brick on edge snap headers, damp proof course to jambs and cill face up margins to match existing, make good plasterwork and decorations internally, include for additional stainless steel wall ties at 300mm centres around opening, propping and temporary supports, and remove waste and debris	SM	271.89

Lintols and Arches

ITEM	DESCRIPTION	UNIT	RATE
BWK102901	LINTEL:RENEW PCC LINTEL Lintel:Cut out and remove existing lintol from brick wall, prepare to receive new including all necessary propping and temporary supports, and supply and fix 100x150mm precast concrete lintel reinforced with 2 No. 16mm diameter bars, bed ends in cement lime mortar (1:1:6), renew dpc and make good brickwork, plasterwork and sealant and or cement fillets and and remove waste and debris.	LM	97.63
BWK102905	LINTEL:RENEW WITH CATNIC NE 2.5M LONG Lintel:Cut out and remove existing lintol from brick wall, prepare to receive new including all necessary propping and temporary supports, and supply and fix steel Catnic type lintel ne 2.50m long including bedding in mortar, fit cavity tray dpc and make good brickwork/ blockwork, plasterwork, sealant and or cement fillets and and remove waste and debris.	NO	208.90
Cills and Thresholds			
BWK103101	CILL:RENEW SINGLE QUARRY TILE Cill:Renew any quarry tile to cill, bed in mortar and point to match existing including clean off and all cutting and all making good and remove waste and debris.	NO	11.68
BWK103103	CILL:RENEW WITH 2 COURSE QUARRY TILES Cill:Renew any cill with quarry tile cill two courses high including carefully cutting out existing cill and prepare surfaces to receive new tiles, insert new damp proof membrane and bed new tiles in cement mortar to gradient as required, make good all brick/blockwork and all finishes disturbed and renew sealant and or cement fillets and remove waste and debris.	LM	49.55
BWK103105	CILL:MAKE GOOD DAMAGED CONCRETE CILL Cill:Hack off defective area of concrete cill, clean and treat any exposed reinforcement, drill into cill and insert 6mm diameter reinforcing bars at 150mm centres, apply bonding agent and reform cill with fine concrete to match existing profiles including all necessary formwork, make good to structure and all finishes and fillets and remove waste and debris.	NO	53.21
BWK103107	CILL:RENEW PCC CILL Cill:Cut out and remove existing cill from brick wall, prepare and lay precast concrete splay rebated twice grooved, finished fair cill with stooled ends reinforced with 2 No. 6mm diameter bars bedded in cement lime mortar (1:1:6), renew dpc and make good brickwork, plasterwork, sealant and or cement fillets and remove waste and debris.	LM	49.81
BWK103109	CILL:REBED INDIVIDUAL BRICK TO CILL Cill:Rebed individual brick to any type of brick cill including take off, clean and rebed and point in mortar to match existing and make good to all finishes and fillets, and remove waste and debris.	NO	4.10
BWK103111	CILL:REBED BRICK ON EDGE CILL Cill:Rebed brick on edge cill to one brick wall including take off, clean and rebed and point in mortar to match existing and make good to all finishes and fillets, and remove waste and debris.	LM	29.41
BWK103117	CILL:RENEW BRICK ON END CILL Cill:Renew brick on end soldier course to half brick wall including take out existing bricks, prepare and insert new dpc, supply and lay new facing bricks to match existing bedded and pointed in cement lime mortar (1:1:6) and make good all brickwork, plasterwork, sealant and or cement fillets, and remove waste and debris.	LM	41.05

ITEM	DESCRIPTION	UNIT	RATE
BWK103119	THRESHOLD:RENEW WITH PCC Threshold:Break out existing threshold and renew with precast concrete threshold size ne 80 x 140mm with water bar, finished fair on exposed faces and reinforced for handling as necessary and bedded and jointed in cement lime mortar (1:1:6) and remove waste and debris.	NO	44.11
BWK103121	THRESHOLD:RENEW WITH INSITU CONCRETE Threshold:Break out existing threshold and renew with insitu concrete (1:2:4), threshold ne 80 x 140mm with water bar, including fix and strike formwork and finished fair on exposed faces and make good all work disturbed and remove waste and debris.	NO	61.85
Copings			
BWK103301	COPING:RENEW ISOLATED BRICK ON EDGE Coping:Renew isolated brick in brick on edge coping including clean and prepare wall and brick and bed and point new brick in cement lime mortar (1:1:6) all to match existing and remove waste and debris.	NO	4.57
BWK103303	COPING:REBED BRICK ON EDGE COPING Coping:Take off brick coping to one brick wall, clean mortar from bricks and top of wall, clear away rubble, and rebed bricks in cement lime mortar (1:1:6) and point to match existing and remove waste and debris.	LM	29.41
BWK103305	COPING:LAY NEW BRICK ON EDGE COPING Coping:Supply and lay facing bricks in brick on edge coping to one brick wall in cement lime mortar (1:1:6), and point as the work proceeds.	LM	29.10
BWK103307	COPING:REBED PCC COPING Coping:Take off precast coping ne 300mm wide, clean mortar from top of wall and coping, bed and point in cement lime mortar (1:1:6) with bonding agent and remove waste and debris.	LM	8.36
BWK103311	COPING:LAY NEW PCC COPING Coping:Supply and lay new precast concrete coping ne 300mm wide in section to match existing, bedded and pointed in cement lime mortar (1:1:6) with bonding agent.	LM	17.69
BWK103315	COPING:RENEW TILE CREASING Coping:Renew any single tile creasing to wall in conjunction with coping renewal including clean off, lay, bed and point in cement lime mortar (1:1:6) to match existing and remove waste and debris.	LM	12.71
BWK103317	COPING:RENEW 2 ROW TILE CREASING Coping:Renew any double tile creasing to wall in conjunction with coping renewal including clean off, lay, bed and point in cement lime mortar (1:1:6) to match existing and remove waste and debris.	LM	27.61
Damp Proof Courses			
BWK110001	DPC:INSTALL NEW CAVITY TRAY DPC DPC:Cut out three courses of brickwork to external skin, chase internal skin, supply and lay new polypropylene base cavity tray, relay three courses of brick in cement lime mortar (1:1:6) and treat with waterproof solution and remove waste and debris.	LM	47.33
BWK110003	DPC:INSTALL PROPRIETARY CAVITY TRAY DPC DPC:Cut out external skin of brick/block/stone/reconstructed stone wall, chase internal skin, supply and build in proprietary cavity tray, relay brick/block/stone/reconstructed stone in cement lime mortar (1:1:6) including providing any additional facing material and point to match existing, treat with waterproof solution and remove waste and debris.	LM	72.93

ITEM	DESCRIPTION	UNIT	RATE
Anti-Fungicide Treatment			
BWK114001	WALL OR CEILING:APPLY ANTI-FUNGICIDE Wall or Ceiling:Brush down and apply anti-fungicide solution to walls and or ceilings and wash off traces of fungus and remove waste and debris.	SM	2.89
Airbricks and Vents			
Airbricks			
BWK115001	AIRBRICK:RENEW WITH PVC Airbrick:Cut out existing airbrick and renew with 225 x 150mm PVC ventilator, bed and point in cement lime mortar (1:1:6) and make good any finishes, and remove waste and debris.	NO	13.68
BWK115003	AIRBRICK:INSTALL NEW PVC VENT Airbrick:Cut or form opening in wall and insert 225 x1 50mm PVC ventilator, bed and point in cement lime mortar (1:1:6), insert cavity lining and internal vent with flyscreen, make good finishes internally and externally, and remove waste and debris.	NO	54.76
BWK115005	AIRBRICK:RENEW CLAY OR CONCRETE VENT Airbrick:Cut out existing airbrick and renew with 225 x 150mm clay/ concrete ventilator, bed and point in cement lime mortar (1:1:6) and make good any finishes, and remove waste and debris.	NO	14.85
BWK115007	AIRBRICK:INSTALL NEW CLAY OR CONCRETE VENT Airbrick:Cut or form opening in wall and insert 225 x 150mm clay/ concrete ventilator, bed and point in cement lime mortar (1:1:6), insert cavity lining and internal vent with flyscreen, make good finishes internally and externally, and remove waste and debris.	NO	55.78
BWK115009	AIRBRICK:REBED LOOSE VENT Vent:Take out loose ventilator or airbrick and rebed and point in cement lime mortar (1:1:6) to match existing.	NO	11.10
Ventilators			
BWK115011	VENTILATOR:RENEW PVC OR ALUMINIUM Ventilator:Supply and fix 225 x 150mm 'Hit and Miss' PVC or aluminium ventilator grille fixed to any background including remove any existing ventilator and make good all finishes, and remove waste and debris.	NO	10.77
BWK115012	VENT:INSTALL PROPRIETARY VENT KIT Vent:Supply and install approx. 125mm diameter proprietary ventilator kit complete including core drill openings through external/internal cavity walls and install vent kit and sleeving, and make good including all external and internal finishes, and remove waste and debris.	NO	66.78
BWK115014	VENT:INSTALL TUMBLE VENT KIT Vent:Supply and install approx. 100mm diameter tumble drier vent kit complete including 3 metre length of 100mm flexible PVC ducting, including cutting openings through external/internal walls, install kit complete and make good all finishes, and remove waste and debris.	NO	54.08

ITEM	DESCRIPTION	UNIT	RATE
	Chimneys		
	Chimney Stacks		
BWK120001	CHIMNEY:REBUILD 4 COURSE 1 FLUE Chimney:Take down and rebuild four courses to single flue stack, clean and store bricks, rebuild with existing bricks in mortar including provision of any extra bricks to match where existing are defective, allow for forming corbel courses and parging flue, refix/renew pot, flue liner, pcc capping, lead flashings and dpc and point/make good applied finishes to match existing, and remove waste and debris.	IT	137.52
BWK120003	CHIMNEY:REBUILD 1 COURSE 1 FLUE Chimney:Extra to take down and rebuild single flue stack for each additional course taken down and rebuilt.	IT	17.05
BWK120005	CHIMNEY:REBUILD 4 COURSE 2 FLUE Chimney:Take down and rebuild four courses to two flue stack, clean and store bricks, rebuild with existing bricks in mortar including provision of any extra bricks to match where existing are defective, allow for forming corbel courses and parging flue, refix/renew pots, flue liners, pcc capping, lead flashings and dpc and point/make good applied finishes to match existing, and remove waste and debris.	IT	253.19
BWK120007	CHIMNEY:REBUILD 1 COURSE 2 FLUE Chimney:Extra to take down and rebuild two flue stack for each additional course taken down and rebuilt.	IT	33.87
BWK120009	CHIMNEY:REBUILD 4 COURSE 4 FLUE Chimney:Take down and rebuild four courses to four flue stack, clean and store bricks, rebuild with existing bricks in mortar including provision of any extra bricks to match where existing are defective, allow for forming corbel courses and parging flue, refix/renew pots, flue liners, pcc capping, lead flashings and dpc and point/make good applied finishes to match existing, and remove waste and debris.	IT	430.39
BWK120022	CHIMNEY:DEMOLISH STACK AND MAKE GOOD ROOF Chimney:Demolish chimney stack including any applied finishes, liners, concrete slabs, pots and haunchings down to below roof level, make good roof where stack removed including cap flues with concrete cover slab, cut into flues and insert 225 x 225mm airbricks, extend roof covering including felt, battens and tiling as necessary to match existing, and remove waste and debris.	IT	303.50
BWK120023	CHIMNEY:SEAL FLUE Chimney:Remove pot and seal flue opening to chimney stack with slates bedded in mortar (1:1:6) cut out and insert air vent in chimney breast, make good all works disturbed and remove waste and debris.	IT	66.73
BWK120025	CHIMNEY:RENEW FACING BRICKS NE 6NO Chimney:Renew facing brick to chimney stack ne 6 No. cut out defective brick, lay new facing bricks bedded and pointed in mortar to match existing, make good all works disturbed and remove waste and debris (per brick).	NO	5.01
BWK120027	CHIMNEY:RENEW BRICKS NE 0.50SM Chimney:Renew facing bricks in chimney stack in area ne 0.50sm, cut out defective bricks, lay new facing bricks bedded and pointed in mortar to match existing, make good all works disturbed and remove waste and debris.	NO	91.03

ITEM	DESCRIPTION	UNIT	RATE
BWK120029	CHIMNEY:RAKE OUT AND REPOINT STACK Chimney:Rake out joints to brickwork to chimney stack, minimum 12mm, and repoint in cement lime mortar (1:1:6) to match existing make good all works disturbed and remove waste and debris.	SM	31.12
BWK120031	CHIMNEY:RENEW TWO COAT RENDER TO STACK Chimney:Renew any thickness of render to chimney, hack off, rake out, prepare and apply 18mm thick two coats cement and sand render trowelled smooth including all labours, make good all works disturbed and remove waste and debris.	SM	46.59
Flue Sundries			
BWK125001	CHIMNEY:BALL FLUE AND CLEAR OBSTRUCTION Chimney:Ball chimney flue, clear obstruction and clean up including all associated work, and remove waste and debris.	IT	34.89
BWK125011	CHIMNEY:SMOKE TEST AND REPORT Chimney:Smoke test flue including all associated work and written report to Client Representative.	IT	22.23
Chimney Pots, Caps, Cowls Etc.			
BWK130003	CHIMNEY:RENEW POT NE 900MM HIGH Chimney:Renew existing pot with any new pot ne 900mm high including clean off, alter existing opening to suit, bed and flaunch in cement mortar (1:3) and remove waste and debris.	NO	151.57
BWK130009	CHIMNEY:REBED POT Chimney:Remove and refix existing pot including clean off pot and flaunching, prepare and rebed in mortar (1:3) and make good flaunching and remove waste and debris.	NO	21.18
BWK130015	CHIMNEY:450MM VENTED CAP TO POT Chimney:Supply and fix new terra cotta vented cap 450mm high to chimney pot.	NO	41.09
BWK130017	CHIMNEY:RENEW GC GAS TERMINAL Chimney:Supply and fix GC gas terminal including remove old terminal, clean off bed, alter opening to suit and bed and flaunch terminal in mortar (1:3) and remove waste and debris.	NO	59.62
BWK130019	CHIMNEY:RENEW GALVANISED WIRE BIRDCAGE Chimney:Renew heavy galvanised wire birdcage to any size chimney pot including removal of old cage and remove waste and debris.	NO	30.11
BWK130021	CHIMNEY:REMOVE AND REFIX TV AERIAL OR DISH Chimney:Remove and refix TV Aerial or satellite dish to chimney stack including disconnection and later reconnection and testing (in conjunction with associated chimney works).	NO	17.51
Fireplaces			
BWK140014	FIRE:RENEW FIRECHEEK Fire:Take out and renew single fire-cheek including any cutting out and rebuilding of brickwork and point with fire cement, clean off and remove waste and debris.	IT	14.69

ITEM	DESCRIPTION	UNIT	RATE
BWK140032	FIRE:RENEW FIRE BASE Fire:Take out and renew fire base to open fire, bed and point in fire cement and remove waste and debris.	NO	46.41
BWK140036	FIRE;RENEW BOTTOM BARS Fire Take out and renew any bottom bars to all night burner set, and remove waste and debris.	NO	34.87
BWK140038	FIRE:RENEW FIRE BRICKS Fire:Renew firebricks to any type of fire, cut out existing and bed new firebricks in cement mortar and point with fire cement, and remove waste and debris.	IT	65.55
BWK140043	FIRE:REFLAUNCH FLUE Fire:Clean out mortar from throat of flue and and remove waste and debris, and relaunch with fire cement mortar.	IT	29.50
BWK140045	FIRE:REPAIR CRACKS TO FIREBRICK Fire:Rake out cracks in firebrick back, point in flush with fire cement mortar.	IT	15.58
Fire Parts			
BWK140023	FIRE:RENEW ALL NIGHT BURNER GRATE Fire:Take out and renew standard all night burner grate and remove waste and debris.	IT	36.52
BWK140026	FIRE:RENEW ALL NIGHT BURNER Fire:Renew with BCC approved all night burner, seal joints with asbestos free rope and fire cement complete, bedded in fireproof cement and remove waste and debris.	NO	251.89
BWK140028	FIRE:OVERHAUL DEFECTIVE SOLID FUEL APPLIANCE Fire:Take out, clean, reset and resecure all night burner bedded in fireproof cement, clean throating and reset damper to open fireplace, check operation of fire and remove waste and debris.	NO	38.98
BWK140029	FIRE:RENEW FIRE BASKET Fire:Take out and renew fire basket to open fire and remove waste and debris.	NO	26.10

ITEM	DESCRIPTION	UNIT	RATE
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STRUCTURAL BRICKWORK COMPOSITE RATES

Introductory Notes for rebuilding external wall Composite Rates.

The Contractor is to note that the property will be occupied throughout the contract period. Allowance must be made to ensure that the residents are given full access and egress to the property. All services are to be maintained at all times.

1. The property rate is based on the external wall measurement of the property with an average eaves height of not exceeding 5.5m. Bay windows will be included within the perimeter wall measurement.
2. The sequence of work shall be executed in a manner that will not destabilise the property and only one elevation is to be demolished at any one time.
3. Overhead services to the property to be protected, removed and reinstated by statutory undertaker.
4. Repairs to chimney stacks will be taken at the individual rates in the schedule.
5. The rates shall include for replacement of all lintels to all openings.
6. Allow the provisional sum of £500 for facing bricks.

The rates for mechanical repointing include:

1. Allow for all sundry items to execute the work including fuel for the generators, provision for wear to all cutting wheels.
2. Provide all necessary dust extraction equipment.
3. The above rates shall apply to individual properties.
4. The provision of boarded access scaffold will not need to be included within those rates.
5. Repointing up to and including 20sq.m will be carried out using rate BWK102103, and mechanical repointing in excess of 20sq.m will be carried out using rate BR02DAA01.

ITEM	DESCRIPTION	UNIT	RATE
BR01DDA01	<p>REBUILD EXTERNAL BRICK SKIN TO DOMESTIC PROPERTY-HIPPED ROOF 10-15 LM</p> <p>Erect, maintain, dismantle and clear from site suitable scaffolding to complete property. Cover vertical faces with clear transparent sheeting and roof over to enclose the working area with corrugated sheeting to allow a dry working area. This is to be for the duration of the works. No additional hire charges will be paid.</p> <p>Provide protection to all flowerbeds lawns and paths whilst executing the works.</p> <p>Remove downpipes, hopper heads and waste pipes, provide temporary connections during the works, and refix on completion. All soil and ventpipes to be left in situ throughout the works and fully operational.</p> <p>Demolish half brick external skin to ground level, include for removing all existing cavity wall insulation and wall ties. Clean all debris and mortar droppings from cavity to 150mm below ground level. Remove and clear away all brick rubble etc to skip.</p> <p>Provide temporary support to window and door frames to allow them to be fully operational at all times. Support concrete canopies over front doors where they are to be retained.</p> <p>Rebuild new external leaf in facing bricks to match existing, allow a (PC sum of £500 per 1000 for new bricks). Form cavity and incorporate Dri Therm 37 cavity wall batts, build in stainless steel wall ties as work progresses. Point brickwork as work proceeds with bucket handle jointing tool. Form brick on edge windowsills and soldier course to head of window with Southwater Blue engineering bricks.</p> <p>Refix window and door frames into structure with appropriate fixings and brackets. Provide and fix in position over window and door openings Catnic or IG lintels to suit single brick walls, complete with end stops and weep holes accessories. Minimum end bearing to be 150mm. Close cavities with insulated cavity closing strips where none existed previously provided. Provide all new cavity trays, horizontal and vertical DPC's where required.</p> <p>Install airbricks for suspended timber floor ventilation with periscope trunking if required because of adjacent ground levels. Form cavity barriers at party wall junctions with adjacent properties at roof level.</p> <p>Build in existing concrete canopies, gas/electric meter boxes, refix street signs, balanced flue boiler outlets, gate and fence posts.</p> <p>Provide all timber or plastic trim sections to all doors, windows and to junction of wall with soffits.</p>	NO	12,000.00
BR01DAA02	<p>REBUILD EXTERNAL BRICK SKIN TO DOMESTIC PROPERTY-HIPPED ROOF 15-20 LM</p> <p>Erect, maintain, dismantle and clear from site suitable scaffolding to complete property. Cover vertical faces with clear transparent sheeting and roof over to enclose the working area with corrugated sheeting to allow a dry working area. This is to be for the duration of the works. No additional hire charges will be paid.</p> <p>Provide protection to all flowerbeds lawns and paths whilst executing the works.</p>	NO	15,000.00

ITEM	DESCRIPTION	UNIT	RATE
	<p>Remove downpipes, hopper heads and waste pipes, provide temporary connections during the works, and refix on completion. All soil and ventpipes to be left in situ throughout the works and fully operational.</p> <p>Demolish half brick external skin to ground level, include for removing all existing cavity wall insulation and wall ties. Clean all debris and mortar droppings from cavity to 150mm below ground level. Remove and clear away all brick rubble etc to skip.</p> <p>Provide temporary support to window and door frames to allow them to be fully operational at all times. Support concrete canopies over front doors where they are to be retained.</p> <p>Rebuild new external leaf in facing bricks to match existing, allow a (PC sum of £500 per 1000 for new bricks). Form cavity and incorporate Dri Therm 37 cavity wall batts, build in stainless steel wall ties as work progresses. Point brickwork as work proceeds with bucket handle jointing tool. Form brick on edge windowsills and soldier course to head of window with Southwater Blue engineering bricks.</p> <p>Refix window and door frames into structure with appropriate fixings and brackets. Provide and fix in position over window and door openings Catnic or IG lintels to suit single brick walls, complete with end stops and weep holes accessories. Minimum end bearing to be 150mm. Close cavities with insulated cavity closing strips where none existed previously provided. Provide all new cavity trays, horizontal and vertical DPC's where required.</p> <p>Install airbricks for suspended timber floor ventilation with periscope trunking if required because of adjacent ground levels. Form cavity barriers at party wall junctions with adjacent properties at roof level.</p> <p>Build in existing concrete canopies, gas/electric meter boxes, refix street signs, balanced flue boiler outlets, gate and fence posts.</p> <p>Provide all timber or plastic trim sections to all doors, windows and to junction of wall with soffits.</p>		
BR01DAA03	<p>REBUILD EXTERNAL BRICK SKIN TO DOMESTIC PROPERTY-SINGLE GABLE 15-20 LM</p> <p>Erect, maintain, dismantle and clear from site suitable scaffolding to complete property. Cover vertical faces with clear transparent sheeting and roof over to enclose the working area with corrugated sheeting to allow a dry working area. This is to be for the duration of the works. No additional hire charges will be paid.</p> <p>Provide protection to all flowerbeds lawns and paths whilst executing the works.</p> <p>Remove downpipes, hopper heads and waste pipes, provide temporary connections during the works, and refix on completion. All soil and ventpipes to be left in situ throughout the works and fully operational.</p> <p>Demolish half brick external skin to ground level, include for removing all existing cavity wall insulation and wall ties. Clean all debris and mortar droppings from cavity to 150mm below ground level. Remove and clear away all brick rubble etc to skip.</p>	NO	14,500.00

ITEM	DESCRIPTION	UNIT	RATE
	<p>Provide temporary support to window and door frames to allow them to be fully operational at all times. Support concrete canopies over front doors where they are to be retained.</p> <p>Rebuild new external leaf in facing bricks to match existing, allow a (PC sum of £500 per 1000 for new bricks). Form cavity and incorporate Dri Therm 37 cavity wall batts, build in stainless steel wall ties as work progresses. Point brickwork as work proceeds with bucket handle jointing tool. Form brick on edge windowsills and soldier course to head of window with Southwater Blue engineering bricks.</p> <p>Refix window and door frames into structure with appropriate fixings and brackets. Provide and fix in position over window and door openings Catnic or IG lintels to suit single brick walls, complete with end stops and weep holes accessories. Minimum end bearing to be 150mm. Close cavities with insulated cavity closing strips where none existed previously provided. Provide all new cavity trays, horizontal and vertical DPC's where required.</p> <p>Install airbricks for suspended timber floor ventilation with periscope trunking if required because of adjacent ground levels. Form cavity barriers at party wall junctions with adjacent properties at roof level.</p> <p>Build in existing concrete canopies, gas / electric meter boxes, refix street signs, balanced flue boiler outlets, gate and fence posts.</p> <p>Provide all timber or plastic trim sections to all doors, windows and to junction of wall with soffits.</p>		
BR01DAA04	<p>REBUILD EXTERNAL BRICK SKIN TO DOMESTIC PROPERTY-SINGLE GABLE 20-25 LM</p> <p>Erect, maintain, dismantle and clear from site suitable scaffolding to complete property. Cover vertical faces with clear transparent sheeting and roof over to enclose the working area with corrugated sheeting to allow a dry working area. This is to be for the duration of the works. No additional hire charges will be paid.</p> <p>Provide protection to all flowerbeds lawns and paths whilst executing the works.</p> <p>Remove downpipes, hopper heads and waste pipes, provide temporary connections during the works, and refix on completion. All soil and ventpipes to be left in situ throughout the works and fully operational.</p> <p>Demolish half brick external skin to ground level, include for removing all existing cavity wall insulation and wall ties. Clean all debris and mortar droppings from cavity to 150mm below ground level. Remove and clear away all brick rubble etc to skip.</p> <p>Provide temporary support to window and door frames to allow them to be fully operational at all times. Support concrete canopies over front doors where they are to be retained.</p> <p>Rebuild new external leaf in facing bricks to match existing, allow a (PC sum of £500 per 1000 for new bricks). Form cavity and incorporate Dri Therm 37 cavity wall batts, build in stainless steel wall ties as work progresses. Point brickwork as work proceeds with bucket handle jointing tool. Form brick on edge windowsills and soldier course to head of window with Southwater Blue engineering bricks.</p>	NO	18,500.00

ITEM	DESCRIPTION	UNIT	RATE
BR01DDA05	<p>Refix window and door frames into structure with appropriate fixings and brackets. Provide and fix in position over window and door openings Catnic or IG lintels to suit single brick walls, complete with end stops and weep holes accessories. Minimum end bearing to be 150mm. Close cavities with insulated cavity closing strips where none existed previously provided. Provide all new cavity trays, horizontal and vertical DPC's where required.</p> <p>Install airbricks for suspended timber floor ventilation with periscope trunking if required because of adjacent ground levels. Form cavity barriers at party wall junctions with adjacent properties at roof level.</p> <p>Build in existing concrete canopies, gas / electric meter boxes, refix street signs, balanced flue boiler outlets, gate and fence posts.</p> <p>Provide all timber or plastic trim sections to all doors, windows and to junction of wall with soffits.</p> <p>REBUILD EXTERNAL BRICK SKIN TO DOMESTIC PROPERTY-SINGLE ELEVATION 5-7.5 LM</p> <p>Erect, maintain, dismantle and clear from site suitable scaffolding to complete property. Cover vertical faces with clear transparent sheeting and roof over to enclose the working area with corrugated sheeting to allow a dry working area. This is to be for the duration of the works. No additional hire charges will be paid.</p> <p>Provide protection to all flowerbeds lawns and paths whilst executing the works.</p> <p>Remove downpipes, hopper heads and waste pipes, provide temporary connections during the works, and refix on completion. All soil and ventpipes to be left in situ throughout the works and fully operational.</p> <p>Demolish half brick external skin to ground level, include for removing all existing cavity wall insulation and wall ties. Clean all debris and mortar droppings from cavity to 150mm below ground level. Remove and clear away all brick rubble etc to skip.</p> <p>Provide temporary support to window and door frames to allow them to be fully operational at all times. Support concrete canopies over front doors where they are to be retained.</p> <p>Rebuild new external leaf in facing bricks to match existing, allow a (PC sum of £500 per 1000 for new bricks). Form cavity and incorporate Dri Therm 37 cavity wall batts, build in stainless steel wall ties as work progresses. Point brickwork as work proceeds with bucket handle jointing tool. Form brick on edge window sills and soldier course to head of window with Southwater Blue engineering bricks.</p> <p>Refix window and door frames into structure with appropriate fixings and brackets. Provide and fix in position over window and door openings Catnic or IG lintels to suit single brick walls, complete with end stops and weep holes accessories. Minimum end bearing to be 150mm. Close cavities with insulated cavity closing strips where none existing previously provided. Provide all new cavity trays, horizontal and vertical DPC's where required.</p> <p>Install airbricks for suspended timber floor ventilation with periscope trunking if required because of adjacent ground levels. Form cavity barriers at party wall junctions with adjacent properties at roof level.</p>	NO	5,500.00

ITEM	DESCRIPTION	UNIT	RATE
BR01DDA06	<p>Build in existing concrete canopies, gas / electric meter boxes, refix street signs, balanced flue boiler outlets, gate and fence posts.</p> <p>Provide all timber or plastic trim sections to all doors, windows and to junction of external wall with soffits.</p> <p>REBUILD EXTERNAL BRICK SKIN TO DOMESTIC PROPERTY-SINGLE ELEVATION 7.5-10 LM</p> <p>Erect, maintain, dismantle and clear from site suitable scaffolding to complete property. Cover vertical faces with clear transparent sheeting and roof over to enclose the working area with corrugated sheeting to allow a dry working area. This is to be for the duration of the works. No additional hire charges will be paid.</p> <p>Provide protection to all flowerbeds lawns and paths whilst executing the works.</p> <p>Remove downpipes, hopper heads and waste pipes, provide temporary connections during the works, and refix on completion. All soil and ventpipes to be left in situ throughout the works and fully operational.</p> <p>Demolish half brick external skin to ground level, include for removing all existing cavity wall insulation and wall ties. Clean all debris and mortar droppings from cavity to 150mm below ground level. Remove and clear away all brick rubble etc to skip.</p> <p>Provide temporary support to window and door frames to allow them to be fully operational at all times. Support concrete canopies over front doors where they are to be retained.</p> <p>Rebuild new external leaf in facing bricks to match existing, allow a (PC sum of £500 per 1000 for new bricks). Form cavity and incorporate Dri Therm 37 cavity wall batts, build in stainless steel wall ties as work progresses. Point brickwork as work proceeds with bucket handle jointing tool. Form brick on edge window sills and soldier course to head of window with Southwater Blue engineering bricks.</p> <p>Refix window and door frames into structure with appropriate fixings and brackets. Provide and fix in position over window and door openings Catnic or IG lintels to suit single brick walls, complete with end stops and weep holes accessories. Minimum end bearing to be 150mm. Close cavities with insulated cavity closing strips where none existing previously provided. Provide all new cavity trays, horizontal and vertical DPC's where required.</p> <p>Install airbricks for suspended timber floor ventilation with periscope trunking if required because of adjacent ground levels. Form cavity barriers at party wall junctions with adjacent properties at roof level.</p> <p>Build in existing concrete canopies, gas / electric meter boxes, refix street signs, balanced flue boiler outlets, gate and fence posts.</p> <p>Provide all timber or plastic trim sections to all doors, windows and to junction of external wall and soffits.</p>	NO	6,500.00

ITEM	DESCRIPTION	UNIT	RATE
BR01DDA07	<p>REBUILD EXTERNAL BRICK SKIN TO DOMESTIC PROPERTY-INDIVIDUAL GABLE PEAK 5-7.5 MSQ</p> <p>Erect, maintain, dismantle and clear from site suitable scaffolding to complete property. Cover vertical faces with clear transparent sheeting and roof over to enclose the working area with corrugated sheeting to allow a dry working area. This is to be for the duration of the works. No additional hire charges will be paid.</p> <p>Provide protection to all flowerbeds lawns and paths whilst executing the works.</p> <p>All soil and ventpipes to be left in situ throughout the works and fully operational.</p> <p>Demolish half brick external skin to wall plate level, include for removing all existing cavity wall insulation and wall ties. Clean all debris and mortar droppings from cavity. Remove and clear away all brick rubble etc to skip.</p> <p>Rebuild new external leaf in facing bricks to match existing, allow a (PC sum of £500 per 1000 for new bricks). Form cavity and incorporate Dri Therm 37 cavity wall batts, build in stainless steel wall ties as work progresses. Point brickwork as work proceeds with bucket handle jointing tool.</p> <p>Form cavity barriers at party wall junctions with adjacent properties at roof level.</p>	NO	3,300.00
BR01DDA08	<p>REBUILD EXTERNAL BRICK SKIN TO DOMESTIC PROPERTY – INDIVIDUAL GABLE PEAK 7.5 – 10 MSQ</p> <p>Erect, maintain, dismantle and clear from site suitable scaffolding to complete property. Cover vertical faces with clear transparent sheeting and roof over to enclose the working area with corrugated sheeting to allow a dry working area. This is to be for the duration of the works. No additional hire charges will be paid.</p> <p>Provide protection to all flowerbeds lawns and paths whilst executing the works.</p> <p>All soil and ventpipes to be left in situ throughout the works and fully operational.</p> <p>Demolish half brick external skin to wall plate level, include for removing all existing cavity wall insulation and wall ties. Clean all debris and mortar droppings from cavity. Remove and clear away all brick rubble etc to skip.</p> <p>Rebuild new external leaf in facing bricks to match existing, allow a (PC sum of £500 per 1000 for new bricks). Form cavity and incorporate Dri Therm 37 cavity wall batts, build in stainless steel wall ties as work progresses. Point brickwork as work proceeds with bucket handle jointing tool.</p> <p>Form cavity barriers at party wall junctions with adjacent properties at roof level.</p>	NO	4,000.00

ITEM	DESCRIPTION	UNIT	RATE
BR01DAA09	<p>REBUILD EXTERNAL BRICK SKIN TO DOMESTIC PROPERTY – DETACHED – 153 MILNER CRESCENT, AYLESHAM</p> <p>Erect, maintain, dismantle and clear from site suitable scaffolding to complete property. Cover vertical faces with clear transparent sheeting and roof over to enclose the working area with corrugated sheeting to allow a dry working area. This is to be for the duration of the works. No additional hire charges will be paid.</p> <p>Provide protection to all flowerbeds lawns and paths whilst executing the works.</p> <p>Remove downpipes, hopper heads and waste pipes, provide temporary connections during the works, and refix on completion. All soil and ventpipes to be left in situ throughout the works and fully operational.</p> <p>Demolish half brick external skin to wall plate level, include for removing all existing cavity wall insulation and wall ties. Clean all debris and mortar droppings from cavity. Remove and clear away all brick rubble etc to skip.</p> <p>Provide temporary support to window and door frames to allow them to be fully operational at all times. Support concrete canopies over front doors where they are to be retained.</p> <p>Rebuild new external leaf in facing bricks to match existing, allow a (PC sum of £500 per 1000 for new bricks). Form cavity and incorporate Dri Therm 37 cavity wall batts, build in stainless steel wall ties as work progresses. Point brickwork as work proceeds with bucket handle jointing tool.</p> <p>Refix window and door frames into structure with appropriate fixings and brackets. Provide and fix in position over window and door openings Catnic or IG lintels to suit single brick walls, complete with end stops and weep holes accessories. Minimum end bearing to be 150mm. Close cavities with insulated cavity closing strips where none existing previously provided. Provide all new cavity trays, horizontal and vertical DPC's where required.</p> <p>Install airbricks for suspended timber floor ventilation with periscope trunking if required because of adjacent ground levels. Form cavity barriers at party wall junctions with adjacent properties at roof level.</p> <p>Build in existing concrete canopies, gas / electric meter boxes, refix street signs, balanced flue boiler outlets, gate and fence posts.</p> <p>Provide all timber or plastic trim sections to all doors, windows and to junction of external wall and soffits.</p>	NO	18,500.00

ITEM	DESCRIPTION	UNIT	RATE
	MECHANICAL REPOINTING		
BR02DAA01	MECHANICAL REPOINTING TO BRICKWORK EXCEEDING 20 SM Rake out existing brickwork to a depth of 18mm and mechanically repoint in mortar to match existing to houses of flats.	SM	25.00

ITEM	DESCRIPTION	UNIT	RATE
ROOFING			
Clay/Concrete Roof Tiling			
Concrete Interlocking Roof Tiles to Match Existing			
ROF201101	ROOF TILE:RENEW CONCRETE INTERLOCKING NE 5 NO Roof Tile:Renew any size and type of concrete interlocking roof tile (in groups ne 5 No.) including remove defective tile and fix new, replace felt and battens if necessary and remove waste and debris.	IT	17.70
ROF201103	ROOF TILE:RENEW CONCRETE INTERLOCKING OVER 5 NO Roof Tile:Renew any size and type of concrete interlocking roof tile (in groups over 5 No.) and remove waste and debris.	SM	50.24
ROF201107	ROOF TILE:REMOVE AND REFIX INTERLOCKING NE 5 NO Roof Tile:Remove and refix loose concrete interlocking tiles (in groups ne 5 No.).	IT	13.92
ROF201109	ROOF TILE:REMOVE REFIX INTERLOCKING OVER 5 NO Roof Tile:Remove and refix loose concrete interlocking tile (in groups over 5 No.).	SM	34.83
ROF201113	ROOF TILE:OVERHAUL INTERLOCKING ROOF COMPLETE Roof Tile:Overhaul interlocking tile roof, refix loose tiles, renew broken or missing tiles to match existing, redress, rewedge and repoint all flashings, aprons, chimney gutters etc, cut out and make good cement weather fillets, repoint in cement mortar (1:3) to all hips, ridges and verges, make good, and remove waste and debris.	SM	35.50
ROF201150	ROOF COVERING:EXTRA TO RENEW FELT AND BATTENS Roof Covering:Extra over any renewal or refixing of roof tiles or slates for renew roofing felt and battens.	SM	24.77
Concrete or Clay Plain Tiles to Match Existing			
ROF201301	ROOF TILE:RENEW PLAIN CONCRETE OR CLAY NE 10 NO Roof Tile:Renew any plain concrete or clay roof tile (in groups ne 10 No.) including remove defective tile and fix new, replace felt and battens if necessary and remove waste and debris..	IT	26.29
ROF201303	ROOF TILE:RENEW PLAIN CONCRETE OR CLAY OVER 10 NO Roof Tile:Renew any plain concrete or clay roof tiles (in groups over 10 No.) and remove waste and debris..	SM	137.99
ROF201307	ROOF TILE:REMOVE AND REFIX PLAIN NE 10 NO Roof Tile:Remove and refix loose plain concrete or clay roof tile (in groups ne 10 No.).	IT	18.22
ROF201309	ROOF TILE:REMOVE AND REFIX PLAIN OVER 10 NO Roof Tile:Remove and refix loose plain concrete or clay roof tiles (in groups over 10 No.).	SM	76.37
ROF201313	ROOF TILE:OVERHAUL PLAIN TILE ROOF COMPLETE Roof Tile:Overhaul concrete or clay plain tile roof, refix loose tiles, renew broken or missing tiles to match existing, redress, rewedge and repoint all flashings, aprons, chimney gutters etc, cut out and make good cement weather fillets, repoint in cement mortar (1:3) to all hips, ridges and verges, make good, and remove waste and debris.	SM	35.50

ITEM	DESCRIPTION	UNIT	RATE
Concrete or Clay Verges			
ROF201501	VERGE:RAKE OUT AND REPOINT IN MORTAR Verge:Rake out and repoint verge tiles with coloured mortar (1:3) to match existing and remove waste and debris..	LM	31.90
ROF201503	VERGE:RENEW TILE VERGE Verge:Renew verge and undercloak to concrete or clay tiles bedded and pointed in coloured mortar (1:3) including all cutting of tiles and refix or renew stainless steel verge clips and remove waste and debris..	LM	41.17
ROF201505	VERGE:REMOVE AND REFIX TILE Verge:Remove and refix loose verge tiles bedded and pointed in coloured mortar (1:3) including refix or renew stainless steel verge clips as necessary.	LM	35.49
Concrete or Clay Bedded Ridges, Hips and Valley Tiles			
ROF201703	RIDGE:RENEW BEDDED TILE Ridge:Renew half round or angled ridge or hip tiles edge bedded onto roofing tiles with solid bedding at butt joints in coloured mortar (1:3) and remove waste and debris..	LM	78.13
ROF201711	RIDGE:RENEW MONO-PITCH TILES Ridge:Renew angled monopitch ridge or hip tiles edge bedded onto roofing tiles and with solid bedding at butt joints and mechanically fixed through tile to timber battens and remove waste and debris.	LM	128.39
ROF201715	RIDGE:REMOVE AND REFIX TILES Ridge:Remove and refix any loose ridge or hip tiles edge bedded onto roof tiles and with solid bedding at butt joints in coloured mortar (1:3) and mechanically fixed where necessary.	LM	63.05
ROF201717	RIDGE:RAKE OUT AND REPOINT TILES Ridge:Rake out and repoint ridge, hip or valley tiles with coloured mortar (1:3).	LM	48.61
ROF201719	RIDGE:RENEW ANY TYPE GAS FLUE TERMINAL TILE Ridge:Renew any type of gas flue ridge terminal, remove existing, fix new with edges bedded onto roof tiles and with solid bedding at butt joint in coloured mortar (1:3) and remove waste and debris.	NO	173.41
ROF201725	HIP:RENEW BONNET HIP TILES Hip:Renew bonnet hip tile nailed to hip rafters with 65mm aluminium alloy nails and with mortar bedding (1:3) under each bonnet tile, struck off smoothly at lower edges of hip tile and remove waste and debris.	LM	173.32
ROF201727	HIP:RENEW GALVANISED HIP IRON Hip:Renew galvanised hip iron including remove, rebed and repoint isolated hip tile.	NO	23.43
ROF201731	VALLEY:RENEW VALLEY TILES Valley:Renew any type of valley tile including remove existing tile, lay new tile to bond with existing roof tiles including take up and relay adjacent tiles as necessary and remove waste and debris..	LM	121.51
ROF201735	VALLEY:RENEW TROUGH VALLEY TILES Valley:Renew any type of trough valley tile including remove existing tile, lay new tile, renew any defective battens, remove and refix tiles, felt etc., to either sides of valley and remake mortar bedding and remove waste and debris.	LM	174.99

ITEM	DESCRIPTION	UNIT	RATE
Dry Verges, Ridge and Hip Tiles			
ROF209001	VERGE:RENEW DRY OR CLOAKED VERGE COMPLETE Verge:Renew dry or cloaked verge complete including remove tiles as necessary, remove existing and fix new dry verge including end stops, jointing pieces, ridge end units, refix tiles and make good and remove waste and debris.	LM	42.95
ROF209003	VERGE:REFIX DRY OR CLOAKED VERGE COMPLETE Verge:Refix dry or cloaked verge complete including remove tiles as necessary, remove existing and refix dry verge including end stops, jointing pieces, ridge end units, refix tiles and make good.	LM	21.49
ROF209005	VERGE:RENEW OR REFIX DRY VERGE RIDGE OR END STOP Verge:Renew or refix dry verge, ridge end or end stop.	NO	9.32
ROF209015	RIDGE:RENEW DRY RIDGE TILES Ridge:Renew any type of dry ridge tile including remove existing, renew filler units to both sides of ridge and fix new dry ridge tile with aluminium alloy nails with integral washers to ridge board including ridge to ridge sealing pieces and blocked end ridge tiles where necessary and remove waste and debris.	LM	61.24
ROF209017	RIDGE:RENEW DRY RIDGE GAS FLUE TERMINAL Ridge:Renew Gas flue ridge terminal to any dry ridge system including remove existing and fix new with stainless steel nails with neoprene washers to ridge including renew profile filler units and remove waste and debris.	NO	155.04
Roof Ventilation			
ROF211001	VENT:RENEW VENT ROOF TILE UNIT Vent:Renew or supply and fix new ventilation roof tile unit complete to match existing roof tiles or slates including remove, refix adjacent tiles as necessary.	NO	54.75
ROF211003	RIDGE:RENEW WITH HALF ROUND OR ANGLE VENT TILE Ridge:Remove half round or angle ridge tile and renew with ventilator ridge tile, edge bedded onto roof tiles and with solid bedding at butt joints in coloured mortar (1:3) and remove waste and debris.	NO	106.06
ROF211009	RIDGE:RENEW DRY VENT TILES Ridge:Renew any type of dry vent ridge tile including remove existing, renew filler units/air flow control units to both sides of ridge and fix new dry vent ridge tile with stainless steel nails with integral washers to ridge board including ridge to ridge sealing pieces and blocked end ridge tiles where necessary and remove waste and debris.	LM	97.57
ROF211011	VENT:RENEW EAVES VENTILATORS Vent:Renew or supply and fix new eaves ventilators complete including remove and refix tiles and underlay as necessary, all trays, skirts, eaves filler units, aprons, fascias, grills and the like and fix in accordance with manufacturers instructions and remove waste and debris.	LM	37.65
Slate Roofing			
Fibre Cement Slating			
ROF203101	SLATE:RENEW FIBRE CEMENT NE 5 NO Slate:Renew fibre cement slate to roof including take out defective slate and fix new with copper nails and disc rivet including renew defective battens and felt as necessary and remove waste and debris. (in group ne 5 No).	IT	30.97

ITEM	DESCRIPTION	UNIT	RATE
ROF203103	SLATE:RENEW FIBRE CEMENT OVER 5 NO Slate:Renew fibre cement slates to roof including remove existing and fix new with copper nails and disc rivet and remove waste and debris. (in group over 5 No.).	SM	64.28
ROF203107	SLATE:REFIX FIBRE CEMENT NE 5 NO Slate:Remove and refix loose slate including fixing with new copper nails and disc rivet as necessary (in group ne 5 No.).	IT	24.45
ROF203109	SLATE:REFIX FIBRE CEMENT OVER 5 NO Slate:Remove and refix loose slates including fixing with copper nails and disc rivet (in group over 5 No.).	SM	42.12
Natural Slating			
ROF203301	SLATE:RENEW NATURAL SLATE NE 5 NO Slate:Renew any size natural slate to roof fixed with clips or copper nails including renewing defective felt and battens as necessary and and remove waste and debris. (in group ne 5 No.).	IT	48.73
ROF203303	SLATE:RENEW NATURAL SLATES OVER 5 NO. Slate:Renew any size natural slates to roof fixed with clips or copper nails and and remove waste and debris. (in group over 5 No.).	SM	124.66
ROF203307	SLATE:REFIX NATURAL SLATES NE 5 NO Slate:Remove and refix any size loose natural slate fixed with clips or copper nails including renewing defective roofing felt and battens as necessary (in group ne 5 No.).	IT	24.38
ROF203309	SLATE:REFIX NATURAL SLATES OVER 5 NO Slate:Remove and refix any size loose natural slates fixed with clips or copper nails (in group over 5 No.).	SM	42.12
Fibre Cement Slating - Ridge, Verge and Hips Tiles			
ROF203503	RIDGE:RENEW HALF ROUND OR ROLL TOP TILE TO SLATING Ridge:Renew half round or roll top ridge or hip tile fixed with galvanised steel clips and roofing screws with plastic washers including bedding in mastic as per manufacturers instructions and remove waste and debris.	LM	71.04
ROF203511	RIDGE:RENEW MONO OR DUO-PITCH TILE TO SLATING Ridge:Renew mono or duo-pitch ridge or hip tile fixed with roofing screws with plastic washers including bedding in mastic as per manufacturers instructions and remove waste and debris.	LM	126.71
ROF203517	RIDGE:RENEW GAS VENTILATION TO SLATING Ridge:Renew duo-pitch gas ventilation ridge, fixed with roofing screws with plastic washers including bedding in mastic as per manufacturers instructions and remove waste and debris.	NO	119.07
ROF203519	VERGE:RAKE OUT AND REPOINT IN MORTAR TO SLATING Verge:Rake out and repoint verge tiles to slate roof with coloured mortar (1:3) to match existing and remove waste and debris.	LM	31.90
Vertical Coverings			
Vertical Tile Hanging			
ROF205001	TILE:RENEW HANGING TILE NE 10 NO Tile:Renew any plain concrete or clay hanging tile (in group ne 10 No.) including remove defective tile and fix new, replace felt and battens if necessary and remove waste and debris.	IT	26.36

ITEM	DESCRIPTION	UNIT	RATE
ROF205003	TILE:RENEW HANGING TILES OVER 10 NO Tile:Renew any plain concrete or clay hanging tiles (in group over 10 No.) and remove waste and debris.	SM	121.55
ROF205006	VERTICAL COVERING:EXTRA TO RENEW FELT AND BATTENS Vertical Covering:Extra over any renewal or refixing of roof tiles or slates for renew roofing felt and battens.	SM	24.77
ROF205007	TILE:REFIX HANGING NE 10 NO Tile:Remove and refix loose plain concrete or clay hanging tiles (in group ne 10 No.).	IT	18.15
ROF205009	TILE:REFIX HANGING OVER 10 NO Tile:Remove and refix loose plain concrete or clay hanging tiles (in group over 10 No.).	SM	60.30
ROF205013	TILE:RENEW FEATURE TILE HANGING Tile:Renew any pattern or feature tile to tile hanging including remove defective tile and fix new, replace felt and battens if necessary and remove waste and debris.	NO	16.50
ROF205015	TILE:RENEW ANGLE HANGING TILE Tile:Renew angle tile to tile hanging including remove tiles as necessary for access, remove defective tile and fix new and reinstate tile hanging, renew felt and battens as necessary and remove waste and debris.	LM	99.58
ROF213003	SHEETING:RENEW CORRUGATED REINFORCED CEMENT Sheeting:Renew corrugated reinforced asbestos free cement sheeting fixed with hook bolts or drive screws complete with caps and washers and remove waste and debris..	SM	37.20
ROF213004	SHEETING: REFIX CORRUGATED ASBESTOS/FREE ROOFING SHEET ANY MATERIAL Sheeting: Refix corrugated roofing sheet with hook bolts or drive screws complete with caps and washers, and seal as necessary.	SM	20.77
ROF213005	SHEETING:RENEW CLEAR PLASTIC Sheeting:Renew clear plastic corrugated sheeting fixed with hook bolts or drive screws complete with caps and washers and remove waste and debris.	SM	28.57
ROF213009	SHEETING:RENEW TRANSLUCENT Sheeting:Renew corrugated fire resisting glass fibre reinforced translucent sheeting fixed with hook bolts or drive screws complete with caps and washers and remove waste and debris.	SM	51.36
ROF213013	SHEETING:RENEW EAVES FILLER PCE Sheeting:Renew eaves filler piece to corrugated roof sheeting and remove waste and debris..	LM	23.88
ROF213015	SHEETING:RENEW TWO PIECE RIDGE Sheeting:Renew two piece ridge to corrugated roof sheeting and remove waste and debris.	LM	36.67
Remedial Works			
Liquid Applied Waterproof Roof Covering			
ROF215001	ROOF:SWEEP AND APPLY WP COMPOUND Roof:Sweep off and apply two coats of waterproofing compound and apply sand dressing between coats, and remove waste and debris..	SM	23.05
ROF215003	ROOF:SEALING COMPOUND TO CRACKS Roofing:Apply sealing compound to cracks to roof or leadwork.	LM	5.88

ITEM	DESCRIPTION	UNIT	RATE
ROF215005	ROOF:SWEEP AND APPLY BITUMEN Roofing:Brush off loose chippings and clean down roof and apply three coats of bitumen compound, and remove waste and debris.	SM	22.52
ROF215007	ROOF:SWEEP AND APPLY STONE CHIPPINGS Roofing:Brush off loose chippings from roof and supply and lay limestone chippings bonded with hot bitumen compound, and remove waste and debris..	SM	12.13
ROF215009	ROOF:PREPARE AND PATCH NE 2.0SM Roofing:Prepare and apply two coats of approved liquid applied roof coating to roofing felt, in patches ne 2.00sm and remove waste and debris.	IT	48.82
ROF215011	ROOF:PREPARE AND PATCH OVER 2.0SM Roofing:Prepare and apply two coats of approved liquid applied roof coating to roofing felt, in areas over 2.00sm and remove waste and debris..	SM	29.69
ROF215013	GUTTER:APPLY 2 COATS WATERPROOF TO FINLOCK Gutter:Clean out gutter, rake out and apply sealant to joints and prepare and apply two coats of proprietary waterproof sealing compound to inside surfaces of Finlock gutter and remove waste and debris.	LM	20.24
ROF215016	ROOF: PREPARE AND APPLY ALL WEATHER WP COMPOUND NE 300mm WIDE Clean off, dry and thoroughly prepare surface, and apply by brush or roller one coat of Acrypol/Flexacyl waterproof roof coating, ne 300mm girth, all as per Manufacturers instructions.	LM	8.50
ROF215017	ROOF: PREPARE AND APPLY ALL WEATHER WP COMPOUND NE10SM Clean off, dry and thoroughly prepare surface, and apply by brush or roller one coat of Acrypol/Flexacyl waterproof roof coating, all as per Manufacturers instructions.	SM	25.00
ROF215018	ROOF: PREPARE AND APPLY ALL WEATHER WP COMPOUND OVER10SM Clean off, dry and thoroughly prepare surface, and apply by brush or roller one coat of Acrypol/Flexacyl waterproof roof coating, all as per Manufacturers instructions.	SM	20.00
Inspections			
ROF221001	CLIENT INSPECTION:PROVIDE AND ERECT LADDER Client Inspection:Provide and erect ladder for inspection in conjunction with Client Representative to eaves level of roof to property ne 2 storey and remove on completion, and remove waste and debris.	IT	41.54
ROF221003	CLIENT INSPECTION:REMOVE ALL DEBRIS ETC Client Inspection:Remove all debris, plant, moss etc., from roof to allow inspection for leaks and remove waste and debris.	SM	2.77
Temporary Repairs			
ROF223001	ROOF:TEMPORARY REPAIR SLATE OR TILE ROOF Roof:Carry out temporary repairs to any type of slate/tiled area of roof as required to ensure area is weatherproof, provide report to Client Representative.	IT	22.54
ROF223003	ROOF:TEMPORARY REPAIR FLAT ROOF Roof:Carry out temporary repairs to any type of flat roof area as required to ensure area is weatherproof, provide report to Client Representative.	IT	26.57

ITEM	DESCRIPTION	UNIT	RATE
ROF223005	ROOF:SUPPLY AND FIX AND LATER REMOVE TARPAULIN SHEET Roof:Supply and fix tarpaulin sheet approx 4x3m to roof as temporary repair.	NO	59.81
ROF223009	ROOF:TEMPORARY REPAIR CORRUGATED SHEET Roof:Carry out temporary repairs to any type of corrugated sheet area of roof as required to ensure area is weatherproof, provide report to Client Representative.	IT	23.67
ROF223011	ROOF:FIX ROOF LEAK TO PITCHED ROOF Roof:Carry out repair to any type of slate/tiled area of roof as required to ensure area is weatherproof, including renew or refix any size and type of concrete interlocking or roof tile or any plain concrete or clay roof tile natural or fibre cement slates in patch to roof, including remove defective tiles or slates, fix new, replace felt and battens, and remove waste and debris, refix flashings, clear out gutters, provide report to Client Representative.	IT	97.88
ROF223013	ROOF:FIX ROOF LEAK TO FLAT ROOF Roof:Carry out repairs to any type of flat roof area as required to ensure area is weatherproof, including repair patch ne 2.00sm in 'Torch On' felt roofing system including brush and clear away chippings, cut out defective layer of felt, heat new felt and lay and bond over adjacent layers, replace or renew chippings or cut out defective asphalt roof finish, renew membrane, lay asphalt in two layers and bond to existing asphalt asphalt, finish smooth to existing levels, and remove waste and debris, refix flashings, clear out gutters, provide report to Client Representative.	IT	142.46
Sundry Items			
ROF225001	FILLET:RENEW CEMENT MORTAR FILLET Fillet:Hack off existing and renew cement mortar fillet (1:3) and and remove surplus spoil.	LM	10.83
ROF225003	ROOFING:SCREED ROOF Roofing:Screed roof in cement and sand (1:3) including fixing and striking shuttering and applying new bonding agent to surface.	SM	32.81
Felt Roofing			
ROF217023	FELT:SEAL ROOFING AROUND OUTLET Felt:Seal around rainwater outlet with hot bitumen.	NO	8.67
ROF217025	FELT:RENEW ALUMINIUM EDGING Felt:Take off existing, clear away and renew preformed aluminium edging including all angles and ends, dress felt roofing into groove, and remove waste and debris	LM	25.16
ROF217027	FELT:FIX FLASHBAND NE 300MM GIRTH Felt:Fix flashband upstand or skirting ne 300mm girth including prime surface.	LM	15.44
ROF217029	FELT:APPLY SOLAR REFLECT PAINT (PER COAT) Felt:Prepare and apply solar reflective paint to general surfaces of felt roofing (per coat).	SM	12.31
ROF217031	FELT:RENEW CHIPPINGS Felt:Renew chippings to roof including remove old chippings and clear away, apply cold compound and spread new chippings. (as sole job), and remove waste and debris	SM	24.99

ITEM	DESCRIPTION	UNIT	RATE
	Felt Roofing - Three Layer		
ROF217101	FELT:RENEW HP PLAIN OR MINERAL FINISH 3L Felt:Renew felt roofing with three layer high performance felt including strip and remove existing covering and prepare sub-base to receive new felt roofing, supply and lay three layer high performance felt roofing with plain or mineral surface finish to top layer including all kerbs, upstands, downstands, drips, angles, dressing into outlets, around pipes etc, and remove waste and debris.	SM	60.55
ROF217103	FELT:RENEW HP STONE CHIPPINGS 3L Felt:Renew felt roofing with three layer high performance felt including strip and remove existing covering and prepare sub-base to receive new felt roofing, supply and lay three layer high performance felt roofing with top layer plain finish with stone chippings bonded in bitumen dressing compound including all kerbs, upstands, downstands, drips, angles, dressing to outlets, around pipes and the like, and remove waste and debris.	SM	72.68
ROF217105	FELT:RENEW HP TORCH ON PLAIN OR MINERAL 3L Felt:Renew felt roofing with three layer high performance 'Torch On' felt including strip and remove existing covering and prepare sub-base to receive new felt roofing, supply and lay three layer high performance 'Torch On' felt roofing with plain or mineral surface finish to top layer including all kerbs, upstands, downstands, drips, angles, dressing to outlets, around pipes etc, and remove waste and debris.	SM	53.27
ROF217107	FELT:RENEW HP TORCH ON CHIPPINGS 3L Felt:Renew felt roofing with three layer high performance 'Torch On' felt including strip and remove existing covering and prepare sub-base to receive new felt roofing, supply and lay three layer performance 'Torch On' felt roofing with top layer plain finish with stone chippings bonded in bitumen dressing compound including all kerbs, upstands, downstands, drips, angles, dressing to outlets, around pipes and the like, and remove waste and debris.	SM	65.41
ROF217109	FELT:REPAIR PATCH NE 2.0SM 3L Felt:Repair patch ne 2.00sm including brush/clear away chippings, cut out top two layers of felt, cover with new felt and bond with bitumen to adjacent layers, relay chippings including renew if deficient, and remove waste and debris.	IT	80.22
ROF217113	FELT:REPAIR NE 2.0SM (TORCH ON) 3L Felt:Repair patch ne 2.00sm with torch on felt roofing system, cut out defective top two layers of felt, heat new felt and lay and bond over adjacent layers, relay chippings including renew if deficient, and remove waste and debris.	IT	67.92
ROF217119	FELT:REPAIR UPSTAND NE 300MM GIRTH 3L Felt:Repair upstand ne 300mm girth including cut out top two layers of felt, cover with new mineral felt bond with bitumen to adjacent layers, rake out chase and repoint in cement mortar, and remove waste and debris.	LM	35.82
ROF217121	FELT:RENEW ANY GIRTH GUTTER 3L Felt:Renew three layer felt to any size gutter including remove defective felt and lay new felt bedded in hot bitumen, and remove waste and debris.	LM	41.87

ITEM	DESCRIPTION	UNIT	RATE
Asphalt Roofing			
Asphalt Roof Coverings			
ROF219001	ASPHALT:RENEW 20MM IN PATCH NE 2.0SM Asphalt:Renew 20mm asphalt roof finish in patch ne 2.00sm, cut out defective roof finish, renew isolating membrane, lay asphalt in two layers and bond to existing asphalt and finish smooth to match existing levels, and remove waste and debris.	IT	239.57
ROF219003	ASPHALT:RENEW IN AREAS Asphalt:Renew 20mm asphalt roof finish in areas comprising isolating membrane, asphalt laid in two layers and bond to existing asphalt and finish smooth to match existing levels, and remove waste and debris.	SM	99.02
ROF219005	ASPHALT:RENEW 25MM TO BALCONY Asphalt:Renew asphalt to access balcony including take up existing asphalt and underlay, lay 25mm two coat work to deck and gutter on new isolating membrane, 13mm two coat work to upstands, downstands and including chases cut into brickwork or concrete and pointed in cement mortar and dressing asphalt around outlets, gullies and the like (measured all inclusive area over horizontal surfaces only), and remove waste and debris.	SM	120.40
ROF219009	ASPHALT:RENEW SKIRTING Asphalt:Renew asphalt skirting ne 225mm high comprising 13mm two coat asphalt laid direct to structural background including all angles, coves and fillets, turn top edge into prepared groove, and remove waste and debris.	LM	47.55
ROF219011	ASPHALT:RENEW TO BOX GUTTER Asphalt:Renew asphalt to any size box gutter including take up existing and relay including renewal of gutter sole board if necessary, form all angle fillets, skirtings etc and turn into groove in and or tuck into metal edge trim, and remove waste and debris.	LM	156.28
ROF219013	ASPHALT:MAKE GOOD CRACK NE 1.0M Asphalt:Make good crack in asphalt ne 1.00m long, rake out, clean up and iron in crack.	IT	24.49
ROF219015	ASPHALT:MAKE GOOD CRACK OVER 1.0M Asphalt:Make good crack in asphalt over 1.00m long, rake out, clean up and iron in crack.	LM	21.11
ROF219017	ASPHALT:REFORM COLLAR TO PIPES Asphalt:Reform collar around pipes, balusters and the like in 20mm two coat asphalt, work ne 140mm diameter and ne 100mm high.	NO	31.84
ROF219019	ASPHALT:MAKE GOOD BLISTER Asphalt:Cut out isolated blister in existing roof and make good in asphalt to match existing including all bonding to adjacent surfaces, and remove waste and debris.	IT	19.40
ROF219025	ASPHALT:APPLY SOLAR REFLECTIVE PAINT Asphalt:Prepare and apply solar reflective paint to asphalt roofing (per coat).	SM	12.31
Sundry Works			
Loft Insulation			
ROF227005	INSULATION:LAY UPTO 270MM THICK QUILT Insulation:Supply and lay new upto 270mm thick insulation quilt to loft area including gain access and moving/replacing contents within loft area in order to undertake work.	SM	14.84

ITEM	DESCRIPTION	UNIT	RATE
ROF227007	CLIENT INSPECTION:REMOVE AND RELAY INSULATION Client Inspection:Remove, set aside and relay insulation quilt to loft area including gain access and moving/replacing contents within loft area in order to undertake inspection (any repairs required to be ordered separately).	SM	6.92
	Roof Boarding		
ROF229003	ROOF BOARDING:RENEW IN 19MM PLYWOOD Roof Boarding:Renew 19mm WPB quality plywood roof boarding including denail rafters or joists, and remove waste and debris, punch in nails and level to existing, and make good.	SM	34.30
ROF229007	ROOF BOARDING:RENEW IN 18MM PREFELTED PLYWOOD Roof Boarding:Renew 18mm thick prefelted plywood decking including denail rafters or joists, and remove waste and debris, punch in nails and level to existing, and make good tape joints and prepare to receive felt roofing.	SM	27.98
ROF229009	ROOF BOARDING:RENEW TIMBER FIRRINGS Roof Boarding:Renew ne 50x50mm tapered softwood firrings to roof joists and remove waste and debris.	LM	4.35
	Leadwork		
	Lead Roof Coverings and Flashings - Code 4		
ROF231001	SLATE:RENEW LEAD TO PIPE Slate:Remove existing lead or proprietary slate to ne 150mm diameter pipe and replace with 500x500mm lead slate with 200mm high collar to ne 150mm diameter pipe including all labours and remove waste and debris.	NO	89.33
ROF231003	SLATE:RENEW PROPRIETARY TO PIPE Slate:Remove existing lead or proprietary slate to ne 150mm diameter pipe and replace with proprietary slate with ne 200mm high collar to ne 150mm diameter pipe including all labours and remove waste and debris.	NO	83.85
ROF231005	FLASHING:RENEW LEAD COVER NE 150MM Flashing:Renew lead cover flashing not exceeding 150mm girth, clean out groove of brickwork, wedge with lead and repoint in mastic including all necessary labours and remove waste and debris.	LM	36.25
ROF231009	FLASHING:RENEW LEAD STEPPED NE 225MM Flashing:Renew lead stepped flashing not exceeding 225mm girth, clean out groove of brickwork, wedge with lead and repoint in mastic including all necessary labours and remove waste and debris.	LM	71.30
ROF231011	FLASHING:RENEW LEAD APRON NE 300MM Flashing:Renew lead apron flashing not exceeding 300mm girth, clean out groove of brickwork, wedge with lead and repoint in mastic including all necessary labours and remove waste and debris.	LM	67.48
ROF231013	FLASHING:TAKE OFF AND REFIX LEAD Flashing:Take off lead flashing, set aside, hack out pointing, clean out groove of brickwork, refix flashing and wedge with lead and repoint in mastic	LM	17.48
ROF231015	FLASHING:RAKE OUT AND REPOINT LEAD Flashing:Rake out pointing of flashing and repoint in mastic	LM	10.56

ITEM	DESCRIPTION	UNIT	RATE
ROF231017	FIREWALL:RENEW LEAD FLASHINGS TO COPINGS Firewall:Remove existing coping stones to firewall and remove waste and debris, remove existing flashings to both sides of firewall and renew with new lead flashings including all dressing etc., supply and fix new pcc coping stones to suit, bedded and pointed in cement mortar (1:3) and point flashing in mastic.	LM	87.58
ROF231020	GUTTER:RENEW LEAD LINING NE 500MM GIRTH Gutter:Renew lead parapet gutter lining not exceeding 500mm girth, clean out groove of brickwork, wedge with lead and repoint in mastic including all necessary labours and remove waste and debris.	LM	89.55
ROF231021	VALLEY:RENEW LEAD GUTTER NE 800MM GIRTH Valley:Renew lead valley gutter not exceeding 800mm girth, remove and refix roof tiles or slates and battens as required, including all necessary labours and remove waste and debris.	LM	106.44
ROF231023	VALLEY:RENEW LEAD GUTTER AND BOARDS Valley:Renew lead valley gutter not exceeding 800mm girth, complete with valley boards and tilting fillets, remove and refix roof tiles or slates as required, including all necessary labours and remove waste and debris.	LM	160.75
ROF231025	VALLEY:REPAIR LEAK TO LEADWORK Valley:Repair leak in lead valley with wiped joint or soldered on patch, remove and refix tiles and or slates as necessary. (measured per valley).	IT	21.78
ROF231027	SOAKER:RENEW OR REFIX LEAD Soaker:Renew or refix lead soaker not exceeding 250x330mm, including all necessary labours and remove waste and debris.	NO	16.00

ITEM	DESCRIPTION	UNIT	RATE
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ROOF COMPOSITE RATES

The following section contains composite rates for re-roofing whole properties. The composite rates are divided into the following sections:

Type B	–	Redland 50
Type C	–	Stonewold
Type D	-	Marley Wessex
Type E	-	Concrete Plain Tiles
Type G	-	Marley Eternit Thrutone Fibre Cement Slates

The composite rates cover roofs of any pitch, plan size, shape or configuration. The rate shall include the recovering of the main roof, dormers, porches, lean-to additions, etc.

The composite rates shall include the following works:

Provide full scaffold with a working platform complete with guard rails and toe boards. The space between the guard rails and toe board to be filled with brick guard.

Carefully remove existing tiles, battens and felt. Ensure the minimum disturbance of adjoining tiles and cart away. De-nail rafters.

Allow to rebuild or repair the chimney stack, measured separately. Renew lead flashings and weatherings to chimney including stepped flashing, cover flashing, apron front and saddle piece in Code No. 4 lead, welted where necessary. Point up above inset lead flashing. New lead aprons to a shared stack shall extend over adjacent property front and rear.

Renew all flashings and upstands to soil stacks and abutments. Supply and fix a wetted lead apron or slate and sleeve to SVP in code No. 5 lead. Renew all valley gutters in Code No. 5 lead on ply underlay with tilt fillets.

Carefully remove loose corbel course bricks to gable ends, clean off and rebed, augmenting with new bricks to match as required.

Allow for carpentry repairs to rafters, measured separately. Pack, trim and adjust existing rafter ends and soffit bearers to ensure firm, level and true fixing for UPVC fascia and soffit. Supply and fit white celuform bullnose grooved fascia board (C5360), and 9mm thick smooth white soffit (C5208), all fixed as manufacturers instructions. Provide noggins necessary for fixing cables. Carefully cut openings in soffit or fascias for overflows and soil and vent pipes and seal around opening with sealant.

Provide roof void ventilation at eaves equivalent to a 10mm continuous gap by one of the following methods.

- a) Supply and fit white celuform vented soffit with Glidevale, or similar, continuous rafter roll to continue air vent through roof insulation.
- b) Supply and fit Glidevale, or similar, FV100 fascia ventilator and RV rafter ventilator.
- c) Supply and fit in-line ventilated tiles or through-vent tiles, centres as manufacturers requirements to achieve ventilation rates.

Provide fire stopping to the top of all party walls. Completely fill space between the top of wall and the underside of tiles with mineral wool quilt.

Provide fire stopping to the top of all party walls. Completely fill space between the top of wall and the underside of tiles with mineral wool quilt.

Supply and lay vapour permeable underlay as Glidevale VP400, or similar, over rafters as manufacturers instructions with Glidevale OFV eaves skirt dressed into gutter. Batten roof to receive new roof covering. Battens to be preservative treated, size 50 x 25mm, fixed with 65 x 3.35 galvanised annular ring shank nails.

ITEM	DESCRIPTION	UNIT	RATE
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Cover roof with new tiles fixed as manufacturers instructions, including covering main roof, dormers, porches, lean-to additions, etc. Redland 50 tiled roofs to have dry, bedded or cloaked verges, third round dry or bedded hips and half round dry ventilated ridge. Stonewold tiled roofs to have dry or bedded verge, dry or bedded angled hip tile and angled dry ventilated ridge. Marley Wessex tiled roofs to have dry, cloaked or bedded verges, dry or bedded third round hips and half round dry ventilated ridge. Concrete plain tiled roofs to have bedded verge, bedded third round hip and dry ventilated ridge. Fibre cement slate roofs to have bedded or dry verge, bedded or dry duo-pitch hip capping or due-pitch dry ventilated ridge.

Supply and fix Glidevale, or similar, universal bonding strip on centre of party wall at junction between old and new roofing where it is not possible to match the adjoining owners tiles.

Remove existing gutters and rainwater downpipes and supply and fix black UPVC 112m. Hunter plastics, or similar, half round gutters and rainwater downpipes. Connect downpipes to existing drainage. Connect gutter to adjoining owners gutter with suitable adaptor connectors.

Top-up roof insulation with 200mm thick mineral fibre quilt, laid between and across joists. Insulate and draft strip loft hatch. Provide and screw fix 18mm thick flooring grade chipboard platform minimum 600mm wide from roof hatch to main cold water storage tank and F and E tanks.

ITEM	DESCRIPTION	UNIT	RATE
REDLAND 50			
RF01DAA01	RE-ROOF TYPE B1 – GABLE END/MID Re-roof gable end/mid terrace property with Redland 50 concrete interlocking tiles.	NO	4,295.00
RF01DAA02	RE-ROOF TYPE B2 – HIPPED END Re-roof hipped end property with Redland 50 concrete interlocking tiles.	NO	5,400.71
RF01DAA03	RE-ROOF TYPE B3 – GABLE END/MID TERRACE ANY SHAPE Re-roof gable end/mid terrace property with Redland 50 concrete interlocking tiles.	NO	4,485.00
RF01DAA04	RE-ROOF TYPE B4 – HIPPED END ANY SHAPE Re-roof hipped end property any shape with Redland 50 concrete interlocking tiles.	NO	5,880.00
STONEWOLD SLATES			
RF02DAA01	RE-ROOF TYPE C1 – GABLE END/MID TERRACE Re-roof gable end/mid terrace property with Stonewold slate concrete interlocking tiles.	NO	4,675.00
RF02DAA02	RE-ROOF TYPE C2 – HIPPED END Re-roof hipped end property with Stonewold slate concrete interlocking tiles.	NO	5,725.00
RF02DAA03	RE-ROOF TYPE C3 – GABLE END/TERRACE ANY SHAPE Re-roof gable end/terrace property any shape with Stonewold slate concrete interlocking tiles.	NO	4,860.00
RF02DAA04	RE-ROOF TYPE C4 – HIPPED END ANY SHAPE Re-roof hipped end property any shape with Stonewold slate concrete interlocking tiles.	NO	6,195.00
MARLEY WESSEX			
RF03DAA01	RE-ROOF TYPE D1 – GABLE END/MID TERRACE Re-roof gable end/mid terrace property with Marley Wessex concrete interlocking tiles.	NO	4,975.00
RF03DAA02	RE-ROOF TYPE D2 – HIPPED END Re-roof hipped end property with Marley Wessex concrete interlocking tiles.	NO	6,140.00
RF03DAA03	RE-ROOF TYPE D3 – GABLE END/TERRACE ANY SHAPE Re-roof gable end/terraced property any shape with Marley Wessex concrete interlocking tiles.	NO	5,170.00
RF03DAA04	RE-ROOF TYPE D4 – HIPPED END ANY SHAPE Re-roof hipped end property any shape with Marley Wessex concrete interlocking tiles.	NO	6,430.00

ITEM	DESCRIPTION	UNIT	RATE
CONCRETE PLAIN TILES			
RF04DAA01	RE-ROOF TYPE E1 – GABLE END/MID TERRACE Re-roof gable end/mid terrace property with concrete plain tiles.	NO	5,450.00
RF04DAA02	RE-ROOF TYPE E2 – HIPPED END Re-roof hipped end property with concrete plain tiles.	NO	6,490.00
RF04DAA03	RE-ROOF TYPE E3 – GABLE END/MID TERRACE ANY SHAPE Re-roof gable end/mid terrace property any shape with concrete plain tiles.	NO	5,660.00
RF04DAA04	RE-ROOF TYPE E4 – HIPPED END ANY SHAPE Re-roof hipped end property any shape with concrete plain tiles.	NO	6,955.00
MARLEY ETERNIT THRUTONE FIBRE CEMENT SLATES			
RF05DAA01	RE-ROOF TYPE G1 – GABLE END/MID TERRACE Re-roof gable end/mid terrace property with fibre cement slates.	NO	5,300.00
RF05DAA02	RE-ROOF TYPE G2 – HIPPED END Re-roof hipped end property with fibre cement slates.	NO	6,300.00
RF05DAA03	RE-ROOF TYPE G3 – GABLE END/MID TERRACE ANY SHAPE Re-roof gable end/mid terrace property any shape with fibre cement slates.	NO	5,420.00
RF05DAA04	RE-ROOF TYPE G4 – HIPPED END ANY SHAPE Re-roof hipped end property any shape with fibre cement slates.	NO	6,645.00

ITEM	DESCRIPTION	UNIT	RATE
CARPENTRY AND JOINERY			
Floors, Roofs and Partitions			
Floors			
CAJ301103	JOIST:RENEW NE 100MM DEEP TO FLOOR Joist:Renew with pressure impregnated sawn softwood floor joist ne 100mm deep to match existing, cut out and clear away existing, cut new joist to length and fix including all packings, cleats, hangers, noggins, solid strutting etc., apply preservative to cut ends and cut out and make good brickwork as necessary and remove waste and debris.	LM	11.84
CAJ301107	JOIST:RENEW NE 225MM DEEP TO FLOOR Joist:Renew with pressure impregnated sawn softwood floor joist ne 225mm deep to match existing cut out and clear away existing, cut new joist to length and fix including all packings, cleats, hangers, noggins, solid strutting etc., apply preservative to cut ends and cut out and make good brickwork as necessary and remove waste and debris.	LM	21.02
CAJ301109	JOIST:LEVEL JOIST WITH PACKINGS Joist:Level joist by inserting packings including take up floorboards and refix, make good any finishes disturbed, remove and refix any carpets and furniture, (measured per joist), (not to be claimed in conjunction with joist renewal).	NO	33.91
CAJ301122	FLOOR:STRIP OUT FLOOR AND SLEEPERS Floor:Strip out defective timber floor complete with any redundant service installation attached or passing through floor, demolish sleeper walls down to sub-floor level, make good all works disturbed, and remove waste and debris, prepare to receive new solid floor (new floor measured separately).	SM	16.90
CAJ301123	FLOOR:RENEW GROUND FLOOR COMPLETE Floor:Strip out existing floor and sleeper walls, remove void debris, construct half brick sleeper walls in cement mortar (1:3) on concrete foundation including excavation and disposal and lay new softwood floor comprising 22mm square edge boards ne 50 x 125mm joists and ne 50 x 100mm wall plates including dpc, all in pretreated timber, and remove waste and debris.	SM	136.34
CAJ301125	FLOOR:RENEW SOFTWOOD FLOOR COMPLETE Floor:Renew softwood floor comprising 22mm square edge boards, ne 50 x 125mm joists and ne 50 x 100mm wall plates including dpc, all in pretreated timber, complete with galvanised joist hangers, cut and primed in, and remove waste and debris.	SM	82.20
CAJ301127	FLOOR:RENEW SOFTWOOD UPPER FLOOR COMPLETE Floor:Renew softwood upper floor comprising 22mm square edge boards ne 50x175mm joists and ne 50 x 100mm wall plates including dpc, 25 x 50mm strutting, all in pretreated timber, complete with galvanised joist hangers, cut and primed in, including trimming to openings, and remove waste and debris.	SM	86.42
CAJ301129	FLOOR:CONSTRUCT SOFTWOOD FLOOR Floor:Construct softwood floor comprising 22mm square edge boards, ne 50 x 125mm joists and ne 50 x 100mm wall plates including dpc, in pretreated timber, complete with galvanised joist hangers, cut and primed in, and remove waste and debris.	SM	66.89

ITEM	DESCRIPTION	UNIT	RATE
CAJ301131	FLOOR:CONSTRUCT SOFTWOOD UPPER FLOOR Floor:Construct softwood upper floor comprising 22mm square edge boards, ne 50 x 175mm joists and ne 50 x 100mm wall plates including dpc, 25 x 50mm strutting, all in pretreated timber, including trimming to openings in pretreated timber, complete with galvanised joists hangers, cut and primed in, and remove waste and debris.	SM	71.10
Wall or Partitions			
CAJ301301	PARTITION:ERECT TIMBER STUD AND PLASTERBOARD BF Partition:Supply and erect or renew stud partition comprising ne 50 x 100mm sole and head plate, noggins and studs fixed with nails or plugged and screwed to walls, and pack out and scribe, 12.5mm taper edged plasterboard scrim jointed and all labours to both faces.	SM	73.69
CAJ301303	PARTITION:ERECT TIMBER STUD PLASTERBOARD SKIM BS Partition:Supply and erect or renew stud partition comprising ne 50 x 100mm sole and head plate, noggins and studs fixed with nails or plugged and screwed to walls, and pack out and scribe, 12.5mm butt jointed plasterboard and 3mm plaster skim coat and all labours to both faces.	SM	84.09
CAJ301305	PARTITION:INSTALLINSULATION INFILL NE 100MM Partition:Supply and install insulation infill ne 100mm thick to stud partition.	SM	4.42
CAJ301307	PARTITION:SOUND INFILL 75MM Partition:Supply and install sound insulation infill 75mm thick to stud partition.	SM	7.51
CAJ301311	PARTITION:ERECT METAL STUD AND PLASTERBOARD BF Partition:Supply and erect or renew proprietary metal stud partition comprising sole and head plate, noggins and studs fixed with nails or plugged and screwed to walls, and pack out and scribe, 12.5mm taper edged plasterboard scrim jointed and all labours to both faces.	SM	50.29
CAJ301313	PARTITION:METAL STUD PLASTERBOARD SKIM BF Partition:Supply and erect or renew proprietary metal stud partition comprising sole and head plate, noggins and studs fixed with nails or plugged and screwed to walls, and pack out and scribe, 12.5mm butt jointed plasterboard and 3mm plaster skim coat and all labours to both faces.	SM	57.10
CAJ301315	PARTITION:FILL IN OPENING IN TIMBER STUDDING Partition:Fill in existing opening in stud partition with ne 50 x 100mm sole and head plate, noggins and studs fixed with nails or plugged and screwed to walls, and pack out and scribe, 12.5mm taper edged plasterboard scrim jointed and all labours and provide skirting to match existing to both faces.	SM	95.50
CAJ301317	PARTITION:FORM OPENING IN TIMBER STUDDING Partition:Cut and form opening in existing stud partition plastered both sides, frame up opening with 50 x 100mm head plate, noggins and studs fixed with nails or plugged and screwed to walls, and pack out and scribe, make good plasterboard and 3mm plaster skim coat, extend flooring through opening on bearers, make good all works disturbed and remove waste and debris.	IT	101.01
Wall Plates			
CAJ301501	PLATE:RENEW 75X100MM WALL PLATE Plate:Renew pressure impregnated sawn softwood wall plate ne 75 x 100mm, bedded in cement mortar (1:3) and apply preservative to cut ends, and remove waste and debris.	LM	9.31

ITEM	DESCRIPTION	UNIT	RATE
CAJ301503	PLATE:RENEW 75X100MM WALL PLATE AND DPC Plate:Renew pressure impregnated sawn softwood wall plate ne 75 x 100mm, bedded in cement mortar (1:3) and apply preservative to cut ends on and including polypropylene damp proof course 138mm girth, and remove waste and debris.	LM	11.63
Roof Members			
CAJ301701	RAFTER:RENEW NE 175MM RAFTER OR JOIST Rafter:Renew with pressure impregnated sawn softwood rafter/roof joist, ne 175mm deep to match existing in roof space, cut new rafter or roof joist to length, apply preservative to cut ends, cut out and make good to brickwork as necessary and all hangers, drilling and bolting with connectors to existing rafters or joists, and remove waste and debris.	LM	11.60
CAJ301703	COLLAR/STRUT:RENEW NE 175MM THICK Collar/Strut:Renew with pressure impregnated sawn softwood collar or strut, ne 175mm thick to match existing in roof space, cut new collar to length, apply preservative to cut ends, and cut out and make good brickwork as necessary and all hangers, drilling and bolting with connectors to existing roof timbers, and remove waste and debris.	LM	15.98
Joist Hangers			
CAJ301901	HANGER:RENEW GALVANISED JOIST HANGER Hanger:Renew galvanised joist hanger, cut out, bed in mortar and make good brickwork, renew in conjunction with joist repairs.	NO	6.96
CAJ301903	HANGER:CUT OUT AND INSERT JOIST HANGER Hanger:Cut out and insert galvanised steel joist hanger to correct floor alignment, bed in mortar, pin, make good brickwork, renew in conjunction with floor or joist repairs.	IT	10.46
Fascia, Soffit and Bargeboards			
Fascias, Soffit and Bargeboards – Timber			
CAJ303001	FASCIA:RENEW IN SOFTWOOD NE 300MM Fascia/Barge:Renew fascia or barge with preservative treated softwood, ne 300mm wide, fixed to roof timbers, apply preservative to cut ends, remove and refix rainwater goods and any cabling, adjust roof tiles and felt, renewal of any support battens and all mitred joints and decorate to match existing and remove waste and debris.	LM	36.03
CAJ303003	FASCIA:RENEW IN WBP PLYWOOD NE 300MM Fascia/Barge:Renew fascia or barge with WPB external quality plywood, ne 300mm wide fixed to roof timbers, apply preservative to cut ends, remove and refix rainwater goods and any cabling, adjust roof tiles and felt, renewal of any support battens and all mitred joints and decorate to match existing and remove waste and debris.	LM	33.94
CAJ303007	SOFFIT:RENEW IN SOFTWOOD NE 450MM Soffit:Renew soffit board with treated softwood ne 450mm wide including renew noggins as necessary fixed to roof timbers and refix cables and decorate to match existing and remove waste and debris.	LM	35.45
CAJ303009	SOFFIT:RENEW IN PLYWOOD NE 450MM Soffit:Renew soffit board with WPB plywood ne 450mm wide including renew noggins as necessary fixed to roof timbers and refix cables and decorate to match existing and remove waste and debris..	LM	34.56

ITEM	DESCRIPTION	UNIT	RATE
CAJ303011	SOFFIT:RENEW IN MASTERBOARD NE 450MM Soffit:Renew soffit board with masterboard ne 450mm wide including renew noggins as necessary fixed to roof timbers and refix cables and decorate to match existing and remove waste and debris.	LM	48.67
CAJ303015	FASCIA/SOFFIT/BARGE:REFIX Fascia/Soffit/Barge:Refix any size fascia, soffit or bargeboard to existing roof timbers including remove and refix rainwater goods and cabling as necessary, renewal of support battens, all cutting and packing and make good decorations.	LM	26.98
CAJ303017	BOXED END:RENEW TO FASCIA AND SOFFIT Boxed End:Renew boxed end to fascia and soffit including renewing as required timber supports, new WPB plywood soffit, fascia etc and all cutting and shaping and jointing to existing fascias, soffits etc., and decorate to match existing and remove waste and debris..	NO	46.00
Fascias, Soffits and Bargeboards – PVCu			
CAJ303005	FASCIA/BARGE:RENEW IN PVCU NE 300MM Fascia/Barge:Renew fascia or bargeboard with proprietary PVCu board ne 300mm wide fixed to roof timbers, remove and refix rainwater goods and any cabling, remove existing board, adjust roof tiles and felt, renewal of any support battens and all joints, including all cutting and packing to ensure line and level and remove waste and debris.	LM	25.67
CAJ303013	SOFFIT:RENEW IN PVCU NE 450MM Soffit:Renew soffit board with PVCu board ne 450mm wide including remove existing, renew noggins as necessary and fix new board to roof timbers and refix cables and remove waste and debris.	LM	30.27
CAJ303019	BOXED END:RENEW IN PVCU TO FASCIA AND SOFFIT Boxed End:Renew boxed end to fascia and soffit including renewing as required timber supports, new proprietary PVCu board soffit, fascia etc. and all cutting and shaping and jointing to existing fascias, soffits etc., and remove waste and debris.	NO	45.90
Rainwater Gutters – Timber			
CAJ303101	GUTTER:RENEW NE 150X100MM TIMBER Gutter:Renew in ne 150x100mm moulded timber gutter including support brackets fixed to fascia, all cutting, make joints, line, level and connections to existing guttering and remove waste and debris.	LM	24.72
CAJ303102	GUTTER:REALIGN TIMBER GUTTER Gutter:Take down any timber gutter, remove and refix brackets to fascia and refix gutter to brackets including all angles, outlets, stop ends and remake all joints and remove waste and debris.	LM	10.20
CAJ303103	GUTTER:FORM STOP END Gutter:Form stop end to timber gutter.	NO	8.57
CAJ303104	GUTTER:FORM OUTLET Gutter:Cut hole in timber gutter, form outlet and fix nozzle spitter.	NO	38.56
CAJ303105	GUTTER:RENEW CAST IRON BRACKET TO TIMBER GUTTER Gutter:Renew cast iron bracket of any profile including remaking joints and line and level, and remove waste and debris.	NO	7.85
CAJ303106	GUTTER:RENEW TIMBER BRACKET Gutter:Renew timber bracket of any profile including remaking joints and line and level, and remove waste and debris.	NO	13.96

ITEM	DESCRIPTION	UNIT	RATE
	Flooring		
	Flooring - Rigid Sheet - WPB Plywood		
CAJ305101	FLOORING:RENEW IN 19MM PLYWOOD Flooring:Renew any flooring with 19mm WBP plywood including denail joists, and remove waste and debris, punch in nails, level to existing and make good including additional noggins and support battens as required.	SM	29.91
CAJ305103	FLOORING:RENEW IN 6MM PLYWOOD Flooring:Renew any flooring with 6mm WBP plywood including denail joists, and remove waste and debris, punch in nails, level to existing and make good including additional noggins and support battens as required.	SM	20.20
CAJ305105	FLOORING:SUPPLY AND LAY 4MM PLYWOOD Flooring:Supply and lay 4mm WBP plywood nailed to existing floorboard at 150mm centres with wired nails and level as necessary.	SM	20.20
	Flooring - Rigid Sheet - Flooring Grade Chipboard		
CAJ305301	FLOORING:RENEW IN 19MM CHIPBOARD Flooring:Renew any flooring with 19mm flooring grade V313 waterproof chipboard including denail joists, and remove waste and debris, punch in nails, level to existing and make good including additional noggins and support battens as necessary.	SM	27.10
CAJ305303	FLOORING:RENEW IN INSULATED CHIPBOARD Flooring:Renew any flooring with flooring grade V313 waterproof insulating chipboard including denail joists, and remove waste and debris, punch in nails and level to existing and make good including additional noggins and support battens necessary.	SM	33.14
	Flooring - Rigid Sheet - Hardboard		
CAJ305501	FLOORING:SUPPLY AND LAY HARDBOARD Flooring:Supply and lay 3.2mm flooring grade hardboard nailed to existing floorboard at 150mm centres with wired nails and level as necessary.	SM	9.73
	Flooring – Timber Board		
CAJ305701	FLOORBOARD:RENEW NE 1.0SM Floorboard:Renew to match existing any flooring with 19mm tongued and grooved or square edged flooring in area ne 1.00sm, including denail joists, and remove waste and debris, punch in nails, level level to existing and make good including any extra support noggins required.	IT	56.77
CAJ305702	FLOORBOARD:RENEW INDIVIDUAL BOARD Renew any floorboard with tongued and grooved or square edged floorboard, thickness and width to match existing. Including denail joists, and remove waste and debris, punch in nail, level to existing and make good including any extra noggins required.	LM	8.42
CAJ305703	FLOORBOARD:RENEW OVER 1.0SM Floorboard:Renew to match existing any flooring with 19mm tongued and grooved or square edged flooring in area over 1.00sm including denail joists, and remove waste and debris, punch in nails, level to existing and make good including any extra support noggins required.	SM	54.62
CAJ305704	FLOORBOARDS:REMOVE AND REFIX AREA Floorboard:Remove and later refix any area of boards, including denail joists, and remove waste and debris, punch in nails, level to existing and make good including any extra noggins required.	SM	18.23

ITEM	DESCRIPTION	UNIT	RATE
CAJ305705	FLOORBOARD:REMOVE AND REFIX SINGLE BOARD Floorboard:Remove and later refix any boards, including denail joists and remove waste and debris, punch in nails, level to existing and make good including any extra noggins required.	LM	4.42
CAJ305706	FLOORBOARD:SCREW DOWN PER ROOM Floorboard:Screw down any width loose floorboards in any room including providing fixing batten to side of joist where end of board is unsupported (Per Room).	IT	5.10
CAJ305709	FLOORING:APPLY 2 COATS PRESERVATIVE Preservative:Prepare and brush apply two coats of approved preservative to general surfaces of flooring.	SM	9.05
Flooring - Wood Block			
CAJ306001	FLOORING:RENEW WOOD BLOCK NE 2.0SM Flooring:Renew wood block floor in patches ne 2.00sm including take up existing and clear away, lay new 25mm thick flooring with tongued and grooved joints fixed with adhesive and laid to herring bone pattern including make good at junction with existing finishes and remove waste and debris.	IT	152.11
CAJ306003	FLOORING:RENEW WOOD BLOCK OVER 2.0SM Flooring:Renew wood block floor in patches over 2.00sm including take up existing and clear away, lay new 25mm thick flooring with tongued and grooved joints fixed with adhesive and laid to herring bone pattern including make good at junction with existing finishes and remove waste and debris.	SM	101.40
External Cladding			
Cladding - Timber Weatherboarding - Shiplap			
CAJ307101	CLADDING:RENEW 19MM SHIPLAP NE 2.0SM Cladding:Remove existing defective shiplap boarding and renew with 19mm pressure impregnated shiplap boarding in areas ne 2.00sm including all labours, fixed to existing framework including renew defective support battens and provide any extra battens required and decorate to match existing, and remove waste and debris.	IT	69.31
CAJ307103	CLADDING:RENEW 19MM SHIPLAP OVER 2.0SM Cladding:Remove existing cladding and renew with 19mm pressure impregnated shiplap boarding in areas over 2.00sm including all labours, fixed to existing framework including renew defective support battens and provide any extra battens required and decorate to match existing, and remove waste and debris.	SM	37.64
CAJ307105	CLADDING:REFIX LOOSE SHIPLAP, FEATHER EDGE OR TGV Cladding:Refix loose timber shiplap, feather edge or T, G and V jointed boarding to existing framework including renewal of any support battens required and make good decorations.	SM	9.04
Cladding - Timber Weatherboarding - Feather Edge			
CAJ307301	CLADDING:RENEW FEATHER EDGE NE 2.0SM Cladding:Remove existing defective feather edge boarding and renew with 19mm pressure impregnated feather edge boarding in areas ne 2.00sm including all labours, fixed to existing framework including renew defective support battens and provide any extra battens required and decorate to match existing, and remove waste and debris.	IT	65.42

ITEM	DESCRIPTION	UNIT	RATE
CAJ307303	CLADDING:RENEW FEATHER EDGE OVER 2.0SM Cladding:Remove existing cladding and renew with 19mm pressure impregnated feather edge boarding to match existing in areas over 2.00sm including all labours, fixed to existing framework including renew defective support battens and provide any extra battens required and decorate to match existing, and remove waste and debris.	SM	35.51
	Cladding - Timber Weatherboarding - Softwood Tongued, Grooved and V Jointed		
CAJ307501	CLADDING:RENEW T G AND V JOINT NE 2.0SM Cladding:Remove existing defective tongued, grooved and 'V' jointed boarding and renew with 19mm pressure impregnated tongued, grooved and V jointed boarding in areas ne 2.00sm including all labours, fixed to existing framework, renew defective support battens and provide extra battens required and decorate to match existing, and remove waste and debris.	IT	81.78
CAJ307503	CLADDING:RENEW T G AND V JOINT OVER 2.0SM Cladding:Remove existing boarding and renew with 19m tongued, grooved and V jointed pressure impregnated softwood boarding, including all labours, in areas over 2.00sm fixed to existing framework, renew defective support battens and provide extra battens required and decorate to match existing, and remove waste and debris.	SM	47.21
	Cladding – Plastic Profiled Sheet Cladding - Shiplap		
CAJ307701	CLADDING:RENEW PVC SHIPLAP NE 2.0SM Cladding:Remove existing defective PVC shiplap cladding and renew with cellular cored PVC shiplap boarding in areas ne 2.00sm including all trims, channels and jointing, fixed to existing framework including renew defective support battens and provide any extra battens required and remove waste and debris.	IT	81.37
CAJ307703	CLADDING:RENEW PVC SHIPLAP OVER 2.0SM Cladding:Renew any cladding with cellular cored PVC shiplap boarding, in areas over 2.00sm including all trims, channels and jointing, fixed to existing framework including renew defective support battens and provision of extra battens as necessary and remove waste and debris.	SM	44.94
CAJ307705	CLADDING:REFIX LOOSE PVC SHIPLAP OR TGV Cladding:Refix loose PVC shiplap or T, G and V jointed cladding to existing framework including renewal of support battens required and all trims, channels and jointing.	SM	10.20
	Windows		
	Windows - Casement - Standard Softwood Double Glazed		
CAJ310101	WINDOW:RENEW STANDARD SOFTWOOD CASEMENT 1 LIGHT Window:Renew timber window with standard softwood casement window with softwood cill, including ne 1 No. opening light, factory applied base stain or primer finish, compressible weatherstripping, ironmongery including locking handles, glazing beads, windows preslotted for trickle ventilators including screens, remove existing frame and fix new in prepared opening, bed in mortar and point with sealant, double glazed, make good to all finishes and decorate to match existing internally and externally and remove waste and debris.	SM	275.73

ITEM	DESCRIPTION	UNIT	RATE
CAJ310105	WINDOW:RENEW STANDARD SOFTWOOD CASEMENT 2 LIGHT Window:Renew timber window with standard softwood casement window with softwood cill, including ne 2 No. opening light, factory applied base stain or primer finish, compressible weatherstripping, ironmongery including locking handles, glazing beads, windows preslotted for trickle ventilators including screens, remove existing frame and fix new in prepared opening, bed in mortar and point with sealant, double glazed, make good to all finishes and decorate to match existing internally and externally and remove waste and debris.	SM	316.47
CAJ310109	WINDOW:RENEW STANDARD SOFTWOOD CASEMENT 3 LIGHT Window:Renew timber window with standard softwood casement window with softwood cill, including ne 3 No. opening light, factory applied base stain or primer finish, compressible weatherstripping, ironmongery including locking handles, glazing beads, windows preslotted for trickle ventilators including screens, remove existing frame and fix new in prepared opening, bed in mortar and point with sealant, double glazed, make good to all finishes and decorate to match existing internally and externally and remove waste and debris.	SM	392.02
CAJ310113	WINDOW:RENEW STANDARD SOFTWOOD CASEMENT 4 LIGHT Window:Renew timber window with standard softwood casement window with softwood cill including ne 4 No. opening light, factory applied base stain or primer finish, compressible weatherstripping, ironmongery including locking handles, glazing beads, windows preslotted for trickle ventilators including screens, remove existing frame and fix new in prepared opening, bed in mortar and point with sealant, double glazed, make good to all finishes and decorate to match existing internally and externally and remove waste and debris.	SM	426.27
Windows - Casement - Purpose Made Softwood Double Glazed			
CAJ310301	WINDOW:RENEW PURPOSE SOFTWOOD CASEMENT 1 LIGHT Window:Renew timber window with purpose made softwood casement window with softwood cill including ne 1 No. opening light, factory applied base stain or primer finish, compressible weatherstripping, ironmongery including locking handles, glazing beads, windows preslotted for trickle ventilators including screens, remove existing frame and fix new in prepared opening, bed in mortar and point with sealant, double glazed, make good to all finishes and decorate to match existing internally and externally and remove waste and debris.	SM	307.06
CAJ310305	WINDOW:RENEW PURPOSE SOFTWOOD CASEMENT 2 LIGHT Window:Renew timber window with purpose made softwood casement window with softwood cill including ne 2 No. opening light, factory applied base stain or primer finish, compressible weatherstripping, ironmongery including locking handles, glazing beads, windows preslotted for trickle ventilators including screens, remove existing frame and fix new in prepared opening, bed in mortar and point with sealant, double glazed, make good to all finishes and decorate to match existing internally and externally and remove waste and debris.	SM	380.51
CAJ310309	WINDOW:RENEW PURPOSE SOFTWOOD CASEMENT 3 LIGHT Window:Renew timber window with purpose made softwood casement window with softwood cill including ne 3 No. opening light, factory applied base stain or primer finish, compressible weatherstripping, ironmongery including locking handles, glazing beads, windows preslotted for trickle ventilators including screens, remove existing frame and fix new in prepared opening, bed in mortar and point with sealant, double glazed, make good to all finishes and decorate to match existing internally and externally and remove waste and debris.	SM	490.84

ITEM	DESCRIPTION	UNIT	RATE
CAJ310313	<p>WINDOW:RENEW PURPOSE SOFTWOOD CASEMENT 4 LIGHT Window:Renew timber window with purpose made softwood casement window with softwood cill including ne 4 No. opening light, factory applied base stain or primer finish, compressible weatherstripping, ironmongery including locking handles, glazing beads, windows preslotted for trickle ventilators including screens, remove existing frame and fix new in prepared opening, bed in mortar and point with sealant, double glazed, make good to all finishes and decorate to match existing internally and externally and remove waste and debris.</p> <p>Windows - Box Sash - Purpose Made Softwood Double Glazed</p>	SM	563.81
CAJ310501	<p>WINDOW:RENEW SOFTWOOD BOX SASH Window:Renew window with purpose made softwood double hung cased box frame and sashes complete with 2 sashes, factory applied base stain or primer finish, compressible weatherstripping, glazing beads, ironmongery, remove existing and fix new into prepared opening, bed in mortar, point with sealant, double glazed and make good all finishes and decorations to match existing internally and externally and remove waste and debris.</p> <p>Windows - Horizontal Pivot Hung - Purpose Made Softwood Double Glazed</p>	SM	474.38
CAJ310701	<p>WINDOW:RENEW SOFTWOOD HORIZONTAL PIVOT Window:Renew window with purpose made softwood horizontal pivot hung window complete, factory applied base stain or primer finish, compressible weatherstripping, glazing beads, ironmongery, fix frame to prepared opening, bed in mortar and point with sealant, double glazed, make good all finishes and decorate to match existing internally and externally and remove waste and debris.</p> <p>Windows - Casement - Standard Hardwood Double Glazed</p>	SM	384.60
CAJ311101	<p>WINDOW:RENEW STANDARD HARDWOOD CASEMENT 1 LIGHT Window:Renew timber window with standard hardwood casement window with hardwood cill, including ne 1 No. opening light, factory applied base stain finish, compressible weatherstripping, ironmongery including locking handles, glazing beads, windows preslotted for trickle ventilators including screens, remove existing frame and fix new in prepared opening, bed in mortar and point with sealant, double glazed, make good to all finishes and decorate to match existing internally and externally and remove waste and debris.</p>	SM	370.75
CAJ311105	<p>WINDOW:RENEW STANDARD HARDWOOD CASEMENT 2 LIGHT Window:Renew timber window with standard hardwood casement window with hardwood cill, including ne 2 No. opening light, factory applied base stain finish, compressible weatherstripping, ironmongery including locking handles, glazing beads, windows preslotted for trickle ventilators including screens, remove existing frame and fix new in prepared opening, bed in mortar and point with sealant, double glazed, make good to all finishes and decorate to match existing internally and externally and remove waste and debris.</p>	SM	443.76
CAJ311109	<p>WINDOW:RENEW STANDARD HARDWOOD CASEMENT 3 LIGHT Window:Renew timber window with standard hardwood casement window with hardwood cill including ne 3 No. opening light, factory applied base stain, compressible weatherstripping, ironmongery including locking handles, glazing beads, windows preslotted for trickle ventilators including screens, remove existing and fix new in prepared opening, bed in mortar and point with sealant, double glazed, make good to all finishes and decorate to match existing internally and externally and remove waste and debris.</p>	SM	599.61

ITEM	DESCRIPTION	UNIT	RATE
CAJ311113	<p>WINDOW:RENEW STANDARD HARDWOOD CASEMENT 4 LIGHT Window:Renew timber window with standard hardwood casement window with hardwood cill including ne 4 No. opening light, factory applied base stain, compressible weatherstripping, ironmongery including locking handles, glazing beads, windows preslotted for trickle ventilators including screens, remove existing and fix new in prepared opening, bed in mortar and point with sealant, double glazed, make good to all finishes and decorate to match existing internally and externally and remove waste and debris.</p> <p>Windows - Casement - Purpose Made Hardwood Double Glazed</p>	SM	648.62
CAJ311301	<p>WINDOW:RENEW PURPOSE HARDWOOD CASEMENT 1 LIGHT Window:Renew timber window with purpose made hardwood casement window with hardwood cill including ne 1 No. opening light, factory applied base stain, compressible weatherstripping, ironmongery including locking handles, glazing beads, windows preslotted for trickle ventilators including screens, remove existing frame and fix new in prepared opening, bed in mortar and point with sealant, double glazed, make good to all finishes and decorate to match existing internally and externally and remove waste and debris.</p>	SM	404.26
CAJ311305	<p>WINDOW:RENEW PURPOSE HARDWOOD CASEMENT 2 LIGHT Window:Renew timber window with purpose made hardwood casement window with hardwood cill including ne 2 No. opening light, factory applied base stain, compressible weatherstripping, ironmongery including locking handles, glazing beads, windows preslotted for trickle ventilators including screens, remove existing frame and fix new in prepared opening, bed in mortar and point with sealant, double glazed, make good to all finishes and decorate to match existing internally and externally and remove waste and debris.</p>	SM	527.43
CAJ311309	<p>WINDOW:RENEW PURPOSE HARDWOOD CASEMENT 3 LIGHT Window:Renew timber window with purpose made hardwood casement window with hardwood cill including ne 3 No. opening light, factory applied base stain, compressible weatherstripping, ironmongery including locking handles, glazing beads, preslotted for trickle ventilators including screens, remove existing frame and fix new in prepared opening, bed in mortar and point with sealant, double glazed, make good to all finishes and decorate to match existing internally and externally and remove waste and debris.</p>	SM	770.15
CAJ311313	<p>WINDOW:RENEW PURPOSE HARDWOOD CASEMENT 4 LIGHT Window:Renew timber window with purpose made hardwood casement window with hardwood cill including ne 4 No. opening light, factory applied base stain, compressible weatherstripping, ironmongery including locking handles, glazing beads, preslotted for trickle ventilators including screens, remove existing frame and fix new in prepared opening, bed in mortar and point with sealant, double glazed, make good to all finishes and decorate to match existing internally and externally and remove waste and debris.</p> <p>Windows - Box Sash - Purpose Made Hardwood Double Glazed</p>	SM	889.50
CAJ311501	<p>WINDOW:RENEW HARDWOOD BOX SASH Window:Renew window with purpose made hardwood double hung cased box frame and sashes complete with 2 sashes, complete with factory applied base stain, compressible weatherstripping, glazing beads, ironmongery, remove existing and fix new into prepared opening, bed in mortar, point with sealant, double glazed and make good all finishes and decorations to match existing internally and externally and remove waste and debris.</p>	SM	735.70

ITEM	DESCRIPTION	UNIT	RATE
Windows - Horizontal Pivot Hung - Purpose Made Hardwood			
CAJ311701	WINDOW:RENEW HARDWOOD HORIZONTAL PIVOT Window:Renew window with purpose made hardwood horizontal pivot hung window complete with factory applied base stain, compressible weatherstripping, glazing beads, ironmongery, fix frame to prepared opening, bed in mortar and point with sealant, double glazed, make good all finishes and decorate to match existing internally and externally and remove waste and debris.	SM	554.81
Windows - Feature - Softwood			
CAJ312001	WINDOW:RENEW SOFTWOOD FEATURE Window:Renew timber window with standard softwood feature window ne 5.00sm overall with combination of fixed and opening lights and panels, factory applied base stain or primer finish, compressible weatherstripping, ironmongery including locking handles, glazing beads, windows preslotted for trickle ventilators including screens, remove existing frame and fix new in prepared opening, bed in mortar and point with sealant, double glazed, make good to all finishes and decorate to match existing internally and externally and remove waste and debris.	SM	320.90
Windows - Timber - Repairs			
CAJ315001	WINDOW:EASE AND ADJUST INCLUDING REMOVE Window:Ease any size and type of opening sash, pivot sash, sliding sash including remove and refix sash, beads etc, oil and adjust hinges and ironmongery as necessary, touch up decoration to match existing, test to ensure effective operation.	NO	13.49
CAJ315007	WINDOW:RENEW NE 0.9 X 0.6M CASEMENT SINGLE GLAZED Window:Renew ne 900 x 600mm casement with preservative treated softwood casement, consisting of any size or profile members to match existing and hanging on new pair of 50mm steel butt storm hinges, single glazed and decorate to match existing and remove waste and debris.	NO	117.10
CAJ315009	WINDOW:RENEW FIXED SASH NE 0.9 X 0.6M SING GLAZED Sash:Renew ne 900 x 600mm fixed sash with preservative treated softwood sash, consisting of any size or profile members to match existing and bedded in linseed oil putty and screw fixed to frame, single glazed and decorate to match existing and remove waste and debris.	NO	101.86
CAJ315011	WINDOW:RENEW PIVOT SASH SINGLE GLAZED Window:Renew pivot sash with preservative treated softwood pivot, consisting of any size or profile to match existing framing and hanging on new pair of pivot hinges, single glazed and decorate to match existing and remove waste and debris.	NO	178.59
CAJ315013	WINDOW:RENEW SLIDING SASH SINGLE GLAZED Window:Renew preservative treated softwood sliding sash to box sash window, any size or profile to match existing, complete with cords, ease and adjust, single glazed and decorate to match existing and remove waste and debris.	NO	219.44
CAJ315005	WINDOW:EXTRA FOR DOUBLE GLAZING IN REPAIRS Window:Extra for provide and fix any combination of double glazed units in lieu of single glazing to renewed timber window sashes, casements and the like including all necessary adjustments to frames, frames, sashes, casements and the like (measured per nett square metre glass area or fraction thereof).	SM	20.72
CAJ315015	WINDOW:RENEW SOFTWOOD PARTING OR STAFF BEAD Window:Renew softwood parting bead to box sash window complete and decorate to match existing and remove waste and debris.	LM	9.49

ITEM	DESCRIPTION	UNIT	RATE
CAJ315019	WINDOW:RENEW SET OF SASH CORDS Window:Renew set of pulley cords complete including remove and refix sliding sash pockets and beads and ease pulley (per sash).	IT	23.86
CAJ315021	WINDOW:RENEW PULLEY WHEEL TO BOX SASH Window:Renew sliding sash pulley wheel including remove and refix sash and renew cords if required, touch up decorations to match existing and remove waste and debris.	NO	33.31
CAJ315023	WINDOW:RENEW SASH WEIGHT(S) TO BOX SASH Box Sash:Renew weight(s) to sliding sash including remove and refix sash and renew cords if required, touch up decorations to match existing and remove waste and debris.	NO	60.58
CAJ315025	WINDOW:RENEW SPIRAL BALANCES TO BOX SASH Balance:Renew any type and size of spiral balances to double hung sash unit including remove/refix sashes, beads, linings etc, renew balances, test and make good decorations to match existing and remove waste and debris.	IT	105.47
CAJ315027	WINDOW FRAME:CUT OUT AND SPLICE NEW SECTION Frame:Cut out and splice in new section treated softwood frame any size or profile to match existing, plugged to brick work and pointed with sealant, make good to plasterwork and decorate to match existing and remove waste and debris.	LM	47.58
CAJ315029	WINDOW CILL:CUT OUT AND SPLICE NEW NE 300MM Cill:Cut out and splice in new section ne 300mm long any size or profile of preservative hardwood cill to match existing frame, plugged to brickwork, and pointed with sealant, make good plasterwork and decorate to match existing and remove waste and debris.	IT	39.46
CAJ315031	WINDOW CILL:CUT OUT AND SPLICE NEW OVER 300MM Cill:Cut out and splice in new section over 300mm long any size or profile of preservative hardwood cill to match existing frame, plugged to brickwork, and pointed with sealant, make good plasterwork and decorate to match existing and remove waste and debris.	LM	54.93
CAJ315035	WINDOW:RENEW GLAZING BEAD Window:Renew with 14x20mm preservative treated softwood or hardwood glazing bead and decorate to match existing and remove waste and debris.	LM	7.40
CAJ315039	WINDOW:REFIX LOOSE GLAZING BEAD Window:Refix loose glazing bead and bed in sealant.	LM	5.86
CAJ315041	WINDOW:RENEW CILL NOSING Window:Renew front section of cill with any size or profile to match existing with screws and pelltated and bed in sealant including cut out defective section and shape new to match existing, redecorate to match existing and remove waste and debris.	LM	16.15
CAJ315043	WINDOW:RENEW GLAZING BAR Window:Renew glazing bar, any size or profile to match existing, reglaze with existing glass, splice new section, remove/refix sashes as required, redecorate to match existing (refixing of glass is Contractors risk).	LM	49.70
CAJ315045	WINDOW:RENEW WEATHER MOULD Window:Renew weather or parrot mould, cut out old and fix new mould, redecorate to match existing and remove waste and debris.	LM	7.52

ITEM	DESCRIPTION	UNIT	RATE
CAJ315047	WINDOW:REPAIR SASH RAIL OR STILE Window:Repair sash rail or stile any size or profile to match existing, reglaze with existing glass, splice new section, remove/refix fittings, redecorate to match existing (refixing of glass is Contractors risk).	LM	55.32
CAJ315049	WINDOW:OVERHAUL CASEMENT Window:Overhaul timber casement window, dismantle as necessary and subsequently reassemble including freeing, easing and adjusting casements to give correct operation, renew sealing gaskets, renew fixing screws, remove, refit or renew ironmongery as necessary, rake out and renew defective putty and mastic, touch up decorations externally and internally to match existing and remove waste and debris.	NO	39.35
CAJ315051	WINDOW:OVERHAUL SASH Window:Overhaul timber sash window, renew staff and parting beads, take out sashes and later rehang on appropriate sized new undyed plaited nylon sash cords, renew pocket pieces, wedge and cramp loose sash frames, oil pulleys, ease and adjust sashes, remove, refit or renew ironmongery, rake out and renew defective putty and mastic, touch up decorations externally and internally to match existing and remove waste and debris.	NO	48.08
Windows - Metal - Timber Sub-Frame			
CAJ316209	WINDOW:RENEW TIMBER SUB-FRAME TO METAL Window:Renew timber sub-frame and cill to any steel window, including take out existing metal window and set aside, remove sub- frame, prepare for and supply and fix preservative treated softwood frame and preservative treated hardwood cill to any size or profile to match existing suit window bedded in mortar and pointed with sealant refix steel window, make good to plasterwork and cill board and redecorate to match existing and remove waste and debris.	LM	28.89
Windows - Metal - Repairs			
CAJ316401	WINDOW:EASE OIL BUTTS ADJUST ANY METAL Window:Ease and oil butts to metal window including force open if necessary, strip paint, file and grind edges.	NO	6.71
CAJ316405	WINDOW:RENEW WEATHER DRAUGHT PROOFING METAL Window:Renew proprietary weather/draught proofing to any opening light to metal window and adjust window as necessary to ensure effective operation.	IT	17.21
CAJ316407	WINDOW:OVERHAUL METAL Window:Overhaul any type of metal window, dismantle as necessary and subsequently reassemble including freeing, easing, oiling and adjusting casements to give correct operation, including file and grind edges, renew fixing screws, remove, refit or renew ironmongery as necessary, rake out and renew defective putty and mastic, touch up decorations internally to match existing and remove waste and debris.	NO	38.62
Windows and Door Frames - Silicone Pointing			
CAJ318201	DOOR FRAME:RAKE OUT AND REPOINT SEALANT Door Frame:Rake out, prepare and repoint with silicone mastic sealant complete around any door frame of any size (per face).	IT	14.23
CAJ318203	WINDOW FRAME:RAKE OUT AND REPOINT Window Frame:Rake out, prepare and repoint with silicone mastic sealant complete around any window frame (per face).	IT	15.12
CAJ318207	Not used.		

ITEM	DESCRIPTION	UNIT	RATE
Windows – Roof			
CAJ319001	ROOF WINDOW:RENEW NE 0.78 X 0.98M Roof Window:Renew roof window complete size ne 0.78 x 0.98m with Velux aluminium clad externally roof window with factory fitted clear float double glazed sealed unit, all upstands, flashings and dressing of flashings, fixing to timber with screws and make good all finishings internally and roof coverings externally, and remove waste and debris.	NO	618.92
CAJ319003	ROOF WINDOW:RENEW NE 1.14 X 1.18M Roof Window:Renew roof window complete size ne 1.14 x 1.18m with Velux aluminium clad externally roof window with factory fitted clear float double glazed sealed unit, all upstands, flashings and dressing of flashings, fixing to timber with screws and make good all finishings internally and roof coverings externally, and remove waste and debris.	NO	704.83
CAJ319005	ROOF WINDOW:RENEW NE 1.34 X 1.40M Roof Window:Renew roof window complete size ne 1.34 x 1.40m with Velux aluminium clad externally roof window with factory fitted clear float double glazed sealed unit, all upstands, flashings and dressing of flashings, fixing to timber with screws and make good all finishings internally and roof coverings externally, and remove waste and debris.	NO	794.62
Windows - Roof - Repairs			
CAJ319101	ROOF WINDOW:REMEDY LEAK OR REDRESS FLASHINGS Roof Window:Redress roof flashings around roof window and reseal to prevent water penetration.	NO	31.32
CAJ319103	ROOF WINDOW:OVERHAUL OPENING GEAR Roof Window:Overhaul opening gear to any type of roof window.	NO	28.43
CAJ319105	ROOF WINDOW:RENEW CONTROL CORDS Roof Window:Renew operating control cords to any roof window.	NO	28.37
External Doors			
Doors - External Panelled or Glazed - Hardwood - Standard			
CAJ321105	DOOR:RENEW HW PANELLED OR GLAZED BACK DOOR Door:Renew back door with any size 44mm hardwood panelled, glazed or part glazed door prepared for glazing, hang on 1.5 pair butts, fix new mortice lock, furniture, keep, pair of bolts, hardwood weathermould, adjust stops and ease rebates, cut out and make good to frame to suit new position of hinges, weathermould and lock, rebate door bottom as necessary and fit new water bar if required, double glazed and decorate to match existing and remove waste and debris.	NO	450.52
CAJ321107	DOOR:RENEW HW PANELLED OR GLAZED FRONT DOOR Door:Renew front door with any size 44mm hardwood panelled, glazed or part glazed door prepared for glazing, hang on 1.5 pair butts, fix new mortice lock, furniture, keep, pair of bolts, cylinder latch and pull, security restraint device, letter plate including cutting mortice in door to suit, numerals, hardwood weathermould, adjust stops, ease rebates, cut out and make good to frame to suit new position of butts, weathermould, lock and latch, rebate door bottom as necessary and fit new waterbar if required, double glazed and decorate to match existing and remove waste and debris.	NO	582.94

ITEM	DESCRIPTION	UNIT	RATE
Doors - External Panelled or Glazed - Hardwood - Purpose Made			
CAJ321305	DOOR:RENEW PM HW PANELLED OR GLAZED BACK DOOR Door:Renew back door with any size 44mm hardwood panelled, glazed or part glazed purpose made door prepared for glazing, hang on 1.5 pair butts, fix new mortice lock, furniture, keep, pair of bolts, hardwood weathermould, adjust stops and ease rebates, cut out and make good to frame to suit new position of hinges, weathermould and rebate door bottom as necessary and fit new water bar if required, double glazed and decorate to match existing and remove waste and debris.	NO	693.67
CAJ321307	DOOR:RENEW PM HW PANELLED OR GLAZED FRONT DOOR Door:Renew front door with any size 44mm hardwood panelled, glazed or part glazed purpose made door prepared for glazing, hang on 1.5 pair butts, fix new mortice lock, furniture, keep, pair of bolts, cylinder latch and pull, security restraint device, letter plate including cutting mortice in door to suit, numerals, hardwood weathermould, adjust stops, ease rebates, cut out and make good to frame to suit new position of butts, weathermould, lock and latch, rebate door bottom as necessary and fit new waterbar if required, double glazed and decorate to match existing and remove waste and debris.	NO	826.08
Doors - External Panelled or Glazed - Softwood - Standard			
CAJ321505	DOOR:RENEW SW PANELLED OR GLAZED BACK DOOR Door:Renew back door with any size 44mm softwood panelled, glazed or part glazed door prepared for glazing, hang on 1.5 pair butts, fix new mortice lock, furniture, keep, pair of bolts, softwood weathermould, adjust stops and ease rebates, cut out and make good to frame to suit new position of hinges, weathermould and lock, rebate door bottom as necessary and fit new water bar if required, double glazed and decorate to match existing and remove waste and debris.	NO	381.64
CAJ321507	DOOR:RENEW SW PANELLED OR GLAZED FRONT DOOR Door:Renew front door with any size 44mm softwood panelled, glazed or part glazed door prepared for glazing, hang on 1.5 pair butts, fix new mortice lock, furniture, keep, pair of bolts, cylinder latch and pull, security restraint device, letter plate including cutting mortice in door to suit, numerals, softwood weathermould, adjust stops, ease rebates, cut out and make good to frame to suit new position of butts, weathermould, lock and latch, rebate door bottom as necessary and fit new waterbar if required, double glazed and decorate to match existing and remove waste and debris.	NO	509.67
Doors - External Panelled or Glazed - Softwood – Purpose Made			
CAJ321705	DOOR:RENEW PM SW PANELLED OR GLAZED BACK DOOR Door:Renew back door with any size 44mm softwood panelled, glazed or part glazed purpose made door prepared for glazing, hang on 1.5 pair butts, fix new mortice lock, furniture, keep, pair of bolts, softwood weathermould, adjust stops and ease rebates, cut out and make good to frame to suit new position of hinges, weathermould and rebate door bottom as necessary and fit new water bar if required, double glazed and decorate to match existing and remove waste and debris.	NO	616.98
CAJ321707	DOOR:RENEW PM SW PANELLED OR GLAZED FRONT DOOR Door:Renew front door with any size 44mm softwood panelled, glazed or part glazed purpose made door prepared for glazing, hang on 1.5 pair butts, fix new mortice lock, furniture, keep, pair of bolts, cylinder latch and pull, security restraint device, letter plate including cutting mortice in door to suit, numerals, softwood weathermould, adjust stops, ease rebates, cut out and make good to frame to suit new position of butts, weathermould, lock and latch, rebate door bottom as necessary and fit new waterbar if required, double glazed and decorate to match existing and remove waste	NO	740.64

ITEM	DESCRIPTION	UNIT	RATE
	and debris.		
	Doors - External - High Performance		
CAJ322101	DOOR:HIGH PERFORMANCE BACK DOOR Door:Renew back door with any size proprietary high performance door or similar prefinished and preglazed, hang on 1.5 pair butts, fix new mortice lock, door furniture, keeps, pair of bolts, proprietary weathermould, adjust stops and ease rebates, cut out and make good to frame to suit new position of hinges, weathermould and lock, rebate door bottom as necessary and fit new water bar if required, touch up decorations to match existing and remove waste and debris.	NO	548.95
CAJ322103	DOOR:HIGH PERFORMANCE FRONT DOOR Door:Renew front door with any size proprietary high performance door or similar prefinished and preglazed, hang on 1.5 pair butts, fix new mortice lock, door furniture, keeps, pair of bolts, cylinder nightlatch and pull, security restraint device, proprietary letter plate including cutting mortice in door to suit, numerals, proprietary weathermould, adjust stops and ease rebates, cut out and make good to frame to suit new position of butts, weathermould, lock and lock, rebate door bottom as necessary and fit new new waterbar if required, touch up decorations to match existing and remove waste and debris.	NO	659.04
	Doors - External - Firecheck Flush		
CAJ323101	DOOR:RENEW 1/2HR FLUSH FRONT DOOR Door:Renew front door with any size 0.50hr flush firecheck door and hang on 1.5 pair butts, fix new mortice lock, furniture and keep, pair bolts, cylinder latch and pull, security restraint device letter plate including cutting/adapting mortice in door to suit, numerals, fix new weathermould, adjust stops, ease rebates, fix intumescent strips seals etc., cut out and make good to frame to suit new position of butts, weathermould, lock and latch, rebate door bottom as necessary and fit new waterbar if required and decorate to match existing and remove waste and debris.	NO	428.92
CAJ323103	DOOR:RENEW 1HR FLUSH FRONT DOOR Door:Renew front door with any size 1.00hr flush firecheck door and ang on 1.5 pair butts, fix new mortice lock, furniture and keep, pair bolts, cylinder latch and pull, security restraint device letter plate including cutting/adapting mortice in door to suit, numerals, fix new weathermould, adjust stops, ease rebates, fix intumescent strips, seals etc., cut out and make good to frame to suit new position of butts, weathermould, lock and latch, rebate door bottom as necessary and fit new waterbar if required and decorate to match existing and remove waste and debris.	NO	526.34
CAJ323105	DOOR:RENEW 1/2HR FLUSH COMMUNAL DOOR Door:Renew communal door with any size 0.50hr flush firecheck door and hang on 1.5 pair butts, fix new mortice dead lock, furniture and keep, door closer, including cutting/adapting mortice in door to suit, fix new weathermould, adjust stops, ease rebates, fix intumescent strips seals etc., cut out and make good to frame to suit new position of butts, weathermould, lock, rebate door bottom as necessary and fit new waterbar if required and decorate to match existing and remove waste and debris.	NO	303.74
CAJ323107	DOOR:RENEW 1HR FLUSH COMMUNAL DOOR Door:Renew communal door with any size 1.00hr flush firecheck door and hang on 1.5 pair butts, fix new firecheck door and hang on 1.5 pair butts, fix new mortice dead lock, furniture and keep, door closer, including cutting/adapting mortice in door to suit, fix new weathermould, adjust stops, ease rebates, fix intumescent strips seals etc., cut out and make good to frame to suit new position of butts, weathermould, lock, rebate door bottom as necessary and fit new waterbar if required and decorate to match existing and remove waste and debris.	NO	361.11

ITEM	DESCRIPTION	UNIT	RATE
Doors - External Matchboard - Softwood			
CAJ328101	DOOR:RENEW L AND B DOOR Door:Renew external door with any size 40mm thick single softwood matchboard ledged and braced door with 169x20mm ledges and 106x20mm braces covered on face with 20mm tongued, grooved and v jointed boarding, including remove existing door and hinges, remove and refit door stop as necessary, fit and hang new door on one pair of hinges, make good frame, complete with all ironmongery and decorate to match existing and remove waste and debris.	NO	230.57
CAJ328103	DOOR:RENEW FL AND B DOOR Door:Renew external door with any size 40mm thick single softwood matchboard framed, ledged and braced door with 169x20mm ledges and 106x20mm braces covered on face with 20mm tongued, grooved and v jointed boarding, including remove existing door and hinges, remove and refit door stop as necessary, fit and hang new door on one pair of hinges, make good frame, complete with all ironmongery and decorate to match existing and remove waste and debris.	NO	248.10
Doors - External - Repairs - Timber			
CAJ324101	DOOR:EASE ADJUST INCLUDING REMOVE Door:Ease and adjust door, hung on upto 1.5 pairs of butt hinges, including remove and rehang door as necessary and make good to butt recesses to frame and touch up decorations, and remove waste and debris.	NO	13.56
CAJ324107	DOOR:REFIX LOOSE GLAZING BEADS Door:Refix loose glazing beads to door including bedding and sealing with sealant (per door).	NO	7.74
CAJ324109	DOOR:RENEW PLYWOOD PANEL Door:Renew 9mm external quality plywood panel size 610x610mm to door, including remove weatherseal, refix or renew beads, renew weatherseal and decorate to match existing and remove waste and debris.	NO	28.78
CAJ324111	DOOR:PATCH OR REPAIR DOOR STILE Door:Patch, repair hanging or closing stile of softwood door including cut out and splice in new timber upto 600mm long, and decorate to match existing and remove waste and debris.	NO	28.81
CAJ324113	DOOR:RENEW SOFTWOOD DOOR STILE Door:Renew closing stile to softwood door, remove glass or plywood panels and beads and set aside, take down door and remove hinges, remove ironmongery and set aside, cut out defective stile to top, and bottom rails, refix glass or plywood panels and beads, refix ironmongery, ease and adjust door, and decorate to match existing and remove waste and debris.	IT	66.08
CAJ324115	DOOR:SUPPLY AND FIX WEATHERBOARD Door:Supply and fix preservative treated redwood weatherboard to door, bedded and pointed in sealant, cut out base of door frame to accommodate weatherboard and decorate to match existing and remove waste and debris.	NO	18.13
CAJ324117	DOOR:PROVIDE HARDWOOD RAIN DEFLECTOR Door:Supply and fix 50x19mm hardwood bevelled rain deflector with neoprene or rubber flexible pad at bottom, bedded in sealant and screwed to face of door.	NO	14.03

ITEM	DESCRIPTION	UNIT	RATE
CAJ324119	DOOR:RENEW HARDWOODGLAZING BEADS Door:Renew with preservative treated hardwood rebated splayed and twice rounded glazing beads of any size and of any profile including mitres and ends to door, bedding and pointing with sealant and decorate to match existing and remove waste and debris.	LM	8.97
CAJ324121	DOOR:RENEW HARDWOOD DOOR STILE Door:Renew closing stile to hardwood door, remove glass or plywood panels and beads and set aside, take down door and remove hinges, remove ironmongery and set aside, cut out defective stile to top, middle and bottom rails, refix glass or plywood panels and beads, refix ironmongery, ease and adjust door, and decorate to match existing and remove waste and debris.	IT	105.59
CAJ324123	DOOR:OVERHAUL EXTERNAL COMPLETE Door:Overhaul external door and frame complete, remove all ironmongery, piece out door, frame and architraves where ironmongery removed make good any damage, defects to timber, resecure architraves if loose, rehang door on one and a half pair of butt hinges, ease and adjust, touch up decorations to match existing and remove waste and debris.	NO	87.47
CAJ324125	DOOR:OVERHAUL EXTERNAL COMPLETE FANLIGHT Door:Overhaul external door and frame with fanlight complete, remove all ironmongery, piece out door, frame, and architraves where ironmongery removed make good any damage, defects to timber, resecure glazing beads, and architraves if loose, rehang door on one and a half pair of butt hinges, ease and adjust, reglaze fanlight as necessary to BS 6262, touch up decorations to match existing and remove waste and debris.	NO	111.82
CAJ328105	DOOR:RENEW BOARD TO LEDGED AND BRACED DOOR Door:Renew 114x25mm preservative treated softwood tongued and grooved board to ledged and braced door and decorate to match existing and remove waste and debris.	IT	22.49
CAJ328107	DOOR:RENEW LEDGE OR BRACE TO DOOR Door:Renew 105x20mm preservative treated softwood ledge or brace to ledged and braced door, and decorate to match existing and remove waste and debris.	IT	13.85
CAJ325109	DOOR: RENEW LOCK CYCLINDER TO PVCU Door: Renew any type of lock cylinder to PCVu door including drilling out old cylinder, replacing with new matching cylinder complete with 2 No. keys, make good, test and leave in proper working order and remove waste and debris.	NO	32.28
CAJ32511	DOOR: RENEW LOCK CATCH OR KEEP TO PVCU Door: Renew any door catch or keep to PVCu door including all adjustment and making good necessary.	NO	13.93
Doors - External - Galvanised Steel (Crittall Type)			
CAJ326105	DOOR:EASE OIL AND ADJUST STEEL Door:Ease including force open if necessary, strip paint, file and grind edges, ease and oil hinges to steel door.	NO	13.27
CAJ326107	DOOR:RENEW LOCK TO STEEL Door:Renew lock to any Crittall type of steel door including remove existing and fix new, make all necessary adjustments to door frame, make good decorations and provide 2 No. keys and remove waste and debris.	NO	71.07

ITEM	DESCRIPTION	UNIT	RATE
	Internal Timber Doors		
	Doors - Internal - Flush		
CAJ330001	DOOR:RENEW INTERNAL PLY FLUSH Door:Renew internal door with any size ne 40mm thick single skeleton core flush door with 3.2mm luan, white Meranti or other approved plywood facing both sides and 9mm hardwood lipping on long edges, including remove existing door and hinges, remove and refit door stops as necessary, fit and hang new door on one pair of 100mm steel butt hinges, make good or alter butt recesses on frame, door complete with all ironmongery, make good and prepare to decorate and remove waste and debris.	NO	125.55
CAJ330003	DOOR:RENEW INTERNAL HARDBOARD FACED Door:Renew internal door with any size ne 40mm thick single skeleton core hardboard faced both sides flush internal door with hardwood lipping on long edges including remove existing door and hinges, remove and refit door stops as necessary, fit and hang new door on one pair of 100mm steel butt hinges, make good or alter butt recesses on frame, door complete with all ironmongery, make good and prepare to decorate and remove waste and debris.	NO	108.42
CAJ330005	DOOR:RENEW INTERNAL EMBOSSED PANELLED Door:Renew internal door with any size ne 40mm thick single embossed hardboard panelled door including remove existing door and hinges, remove and refit door stops as necessary, fit and hang new door on one pair of 100mm steel butt hinges, make good or alter butt recesses on frame, door complete with all ironmongery, make good and prepare to decorate and remove waste and debris.	NO	129.88
CAJ330011	DOOR:RENEW INTERNAL HARDWOOD VENEERED Door:Renew internal door with any size ne 40mm thick hardwood veneered door including remove existing door and hinges, remove and refit door stops as necessary, fit and hang new door on one pair of 100mm steel butt hinges, make good or alter butt recesses on frame, door complete with glass and all ironmongery, make good and prepare to decorate and remove waste and debris.	NO	120.65
CAJ330019	DOOR:SUPPLY AND FIX SLIDING DOOR GEAR Door:Supply and fix sliding door gear for hanging of any internal door.	NO	44.22
CAJ330021	DOOR:CUT OPENINGS/SUPPLY AND FIX 225X75MM VENTS Door:Cut opening in solid or hollow core door for 225x75mm aluminium louvre ventilators and screw fix new ventilators to both faces of door.	IT	12.51
	Doors - Internal - Framed		
CAJ330007	DOOR:RENEW INTERNAL SOFTWOOD GLAZED Door:Renew internal door with any size ne 40mm thick framed softwood glazed door including remove existing door and hinges, remove and refix door stops as necessary, fit and hang new door on 1.5 pair of 100mm steel butt hinges, make good or alter butt recesses on frame, door complete with glazing and all ironmongery, make good and prepare to decorate and remove waste and debris.	NO	286.31
CAJ330009	DOOR:RENEW INTERNAL HARDWOOD GLAZED Door:Renew internal door with any size ne 40mm thick framed hardwood glazed door including remove existing door and hinges, remove and refit door stops as necessary, fit and hang new door on 1.5 pairs of 100mm steel butt hinges, make good or alter butt recesses on frame, door complete with glazing and all ironmongery, make good and prepare to decorate and remove waste and debris.	NO	428.06

ITEM	DESCRIPTION	UNIT	RATE
Doors - Internal – Firecheck			
CAJ330013	DOOR:RENEW 1/2HR FIRE INTERNAL Door:Renew internal door with any size single half-hour fire check flush door having 3.2mm luan, white Meranti or other approved plywood facing both sides and 9mm hardwood lipping on long edges, including remove existing door and hinges, remove and refit door stops as necessary, fit and hang new door on 1.5 pairs of 100mm steel butt hinges, make good or alter recesses on frame, door complete with all ironmongery, intumescent strips and smoke seals, prepare to decorate and remove waste and debris.	NO	179.07
CAJ330015	DOOR:RENEW 1HR FIRE INTERNAL Door:Renew internal door with any size single one-hour fire check flush door having 3.2mm luan, white Meranti or other approved plywood facing both sides and 9mm hardwood lipping on long edges, including remove existing door and hinges, remove and refit door stops as necessary, fit and hang new door on 1.50 pairs of 100mm steel butt hinges, make good or alter recesses on frame, door complete with all ironmongery, intumescent strips and smoke seals, prepare to decorate and remove waste and debris.	NO	298.80
CAJ330017	DOOR:RENEW 1/2HR GLAZED FIRE INTERNAL Door:Renew internal door with any size single half-hour fire check glazed door having 3.2mm luan, white Meranti or other approved plywood facing both sides and 9mm hardwood lipping on long edges, including remove existing door and hinges, remove and refit door stops as necessary, fit and hang new door on 1.50 pairs of 100mm steel butt hinges, make good or alter recesses on frame, door complete with all ironmongery, intumescent strips and smoke seals, glazed and prepare to decorate and remove waste and debris.	NO	226.43
CAJ330023	DOOR:FORM VISION PANEL TO INTERNAL Door:Cut opening approx 500x500mm in flush door and form vision panel, glazed in laminated safety glass, bedded in washleather strip with minimum 15mm chamfered beads fixed with brass cups and screws and decorate.	NO	63.50
Doors - Internal - Repairs - Timber			
CAJ335002	DOOR: EASE ADJUST INCLUDE REMOVE Door: Ease, reduce if required and adjust internal door, including remove and rehang door as necessary and make good to butt recesses to frame, adjust stops and ease rebates, and touch up decorations to match existing, remove waste and debris.	NO	15.26
CAJ335003	DOOR:EASE ADJUST REHANG INTERNAL NEW BUTTS Door:Ease, reduce if required and adjust internal door including take off and rehang on new butts, adjust stops or ease rebates, make good to door and lining as necessary and touch up paintwork to match existing.	NO	28.46
CAJ335005	DOOR:PATCH REPAIR INTERNAL Door:Patch in and make good as necessary patch in softwood or hardwood door, touch up decorations to match existing.	IT	43.80
CAJ335009	DOOR:RENEW STILE OR RAIL INTERNAL Door:Renew any rail or stile to any type of softwood door including remove and rehang door, remove and refix hinges, locks, furniture and the like in order to effect repairs and decorate to match existing.	IT	52.95
CAJ335011	DOOR:RENEW HARDWOOD EDGING STRIPS INTERNAL Door:Renew hardwood edging strips to any door glued and pinned to existing door including remove and rehang door, adjust stops/ease rebates, remove and refix ironmongery and redecorate to match existing.	IT	34.10

ITEM	DESCRIPTION	UNIT	RATE
CAJ335091	DOOR:OVERHAUL INTERNAL COMPLETE Door:Overhaul internal door and frame/lining complete, remove all iron mongery, piece out door, frame and architraves where ironmongery removed and not being refixed, make good any damage, defects to timber, resecure architraves if loose, rehang door on one and a half pair of butt hinges, refix ironmongery, ease and adjust, touch up decorations to match existing and remove surplus spoil.	NO	35.72
Door Frames and Linings			
Door Frames - External – Timber			
CAJ341101	FRAME:RENEW EXTERNAL DOOR COMPLETE Frame:Renew external door frame with rebated softwood door frame to suit any size single door, remove existing door and set aside, take out existing frame and bed new frame in cement mortar, plugged and screwed to brickwork and pointed with sealant, rehang door, ease and adjust, refix lock keep including housing out, make good all works disturbed including refix or renew any internal beads, architraves etc. and decorate to match existing internally and externally and remove waste and debris.	NO	166.48
CAJ341103	FRAME:RENEW EXTERNAL DOOR WITH CILL COMPLETE Frame:Renew external door frame with rebated softwood door frame with cill to suit any size single door, remove existing door and set aside, take out existing frame and bed new frame in cement mortar, plugged and screwed to brickwork and pointed with sealant, rehang door including ease and adjust, refix lock keep including housing out, make make good all works disturbed including refix or renew any internal beads, architraves etc. and decorate to match existing internally and externally and remove waste and debris.	NO	172.58
CAJ341105	FRAME:RENEW EXTERNAL DOOR FANLIGHT COMPLETE Frame:Renew external door frame with softwood door frame, rebated and with fanlight over, to suit any size single door, remove existing door and set aside, remove existing frame and bed new frame in mortar, plugged and screwed to brickwork and point with sealant, rehang door including ease and adjust, refix lock keep including housing out, make good all works disturbed including refix or renew internal beads, architraves etc., double glaze to fanlight and decorate to match existing internally and externally and remove waste and debris.	NO	261.91
Door Frames - External - High Performance			
CAJ341201	FRAME:RENEW EXTERNAL PERMADOR Frame:Renew external door frame with any rebated proprietary high performance door frame to suit any size single door, take out existing frame and bed new frame in cement mortar, plugged and screwed to brickwork and pointed with sealant, make good all works disturbed including refix or renew any internal beads, architraves etc., and remove waste and debris.	NO	180.93
CAJ341203	FRAME:RENEW PERMADOR FRAME WITH CILL COMPLETE Frame:Renew external door frame with any rebated proprietary high performance door frame with cill to suit any size single door, take out existing frame and bed new frame in cement mortar, plugged and screwed to brickwork and pointed with sealant, make good all works disturbed including refix or renew any internal beads, architraves etc., and remove waste and debris.	NO	193.27
CAJ341205	FRAME:RENEW PERMADOR FANLIGHT COMPLETE Frame:Renew external door frame with any rebated proprietary high performance door frame and fanlight over, to suit any size single door, remove existing frame and bed new frame in mortar, plugged and screwed to brickwork and pointed with sealant, make good all works disturbed	NO	302.82

ITEM	DESCRIPTION	UNIT	RATE
	including refix or renew any internal beads, architraves etc., double glaze to fanlight and remove waste and debris.		
CAJ341207	FRAME:RENEW PERMADOR FANLIGHT CILL Frame:Renew external door frame with any rebated proprietary high performance door frame with cill and fanlight to suit any size single door, remove existing frame and bed new frame in mortar, plugged and screwed to brickwork and pointed with sealant, make good all works disturbed including refix or renew any internal beads, architraves etc., double glaze to fanlight and remove waste and debris.	NO	315.16
Door Frames - Water Bars			
CAJ341701	WATERBAR:RENEW Waterbar:Renew ne 914mm long proprietary waterbar screwed to timber or concrete including plugging and bedded in sealant.	NO	15.60
CAJ341705	WATERBAR:REFIX WATERBAR Waterbar:Lift existing proprietary waterbar, clean and refix, screw to timber and bed in sealant.	NO	9.12
Door and Window Frames - Draughtproofing Strips and Sections			
CAJ341901	WEATHERSTRIP:FIX AA TO DOOR AND FRAME Weatherstrip:Supply and fix anodised aluminium proprietary weatherstrip to door and frame.	NO	26.05
CAJ341903	WEATHERSTRIP:RENEW REBATED TO DOOR Weatherstrip:Renew proprietary rebated weatherstrip to edge of timber door.	NO	30.42
CAJ341905	CILL:RENEW OR SUPPLY AND FIX STORMGUARD CILL Cill:Supply and fix Stormguard stormproof cill to existing cill including remove and rehang door, fix new cill including adapting door and existing cill as necessary and make good.	NO	52.29
CAJ341907	CILL:REFIX STORMGUARD THRESHOLD CILL Cill:Refix Stormguard stormproof cill or proprietary threshold to existing cill including remove and rehang door as necessary, refix cill or threshold and make good.	NO	8.90
CAJ341921	DRAUGHTPROOF:RENEW FOAM STRIP Draughtproof:Renew existing or supply and fix new vinyl sheathed compressible polyurethane foam draught strip with adhesive backing to any door or window at any level.	LM	2.54
CAJ341923	DRAUGHTPROOF:RENEW PLASTIC BRUSH TYPE Draughtproof:Renew existing or supply and fix new brush or pile type draught excluder with rigid PVC carrier, to any door or window at any level including fixing with pins to timber.	LM	7.04
Door Frames, Linings and Casings - Internal - Timber			
CAJ342105	FRAME:RENEW INTERNAL WITH STOPS AND ARCHITRAVES Frame:Renew internal softwood door frame or lining with new lining ne 32x144mm to suit any size single door, plugged to brickwork, complete with 14x27mm softwood door stops and ne 25x75mm set of softwood architraves both sides, make good all works disturbed and decorate to match existing and remove waste and debris.	NO	105.71
CAJ342107	FRAME:RENEW INTERNAL STOPS+ARCHS+DOOR REMOVAL Frame:Renew internal softwood door frame or lining with new lining ne 32x144mm to suit any size single door, remove existing door and set aside, take out existing frame, stops and architraves and plug frame to brickwork, complete with 14x27mm softwood door stops and set of ne	NO	126.12

ITEM	DESCRIPTION	UNIT	RATE
	25x75mm softwood architraves both sides, rehang door, ease and adjust, refix keep including housing out, make good all works disturbed and decorate to match existing and remove waste and debris.		
CAJ342115	FRAME:RENEW INTERNAL FANLIGHT ARCHITRAVE STOPS Frame:Renew internal door frame or lining with fanlight over with 32x144mm softwood door lining with fanlight to suit any size single door, plugged to brickwork, fanlight glazed and secured with and including screwed beads, complete with 14x27mm softwood door stops and ne 25x75mm softwood architraves both sides, make good to all works disturbed and decorate to match existing and remove waste and debris..	NO	171.34
	Door Frame - Repairs - Timber		
CAJ342301	FRAME:RENEW CLOSING EXTERNAL JAMB Frame:Renew closing jamb of single external door frame, joint new any size and profile preservative treated softwood door frame, splayed jointed to head, bedded in cement mortar, plugged and screwed to brickwork, including take off and refix stop and architrave, take off and refix lock and keep including housing out, decorate to match existing and make good all works disturbed including renew sealant and remove waste and debris.	NO	59.47
CAJ342303	FRAME:RENEW HANGING EXTERNAL JAMB Frame:Renew hanging jamb of single external door frame, remove existing door and set aside, cut out frame, joint new any size and profile preservative treated softwood door frame to head frame, bedded in cement mortar, plugged and screwed to brickwork including take off and refix stop and architraves, cut out housing for butts and rehang door, ease and adjust, and decorate to match existing and make good all works disturbed including renew sealant and remove waste and debris.	NO	68.22
CAJ342307	FRAME:SPLICE EXTERNAL REPAIR NE 1.0M Frame:Cut out and splice new piece ne 1.00m long into external door frame, including remove and rehang door, remove and refix keep as necessary, ease and adjust and make good butt recesses in frame, point with sealant, and decorate to match existing and remove waste and debris.	NO	34.59
CAJ342309	FRAME:REFIX LOOSE EXTERNAL FRAME Frame:Remove and refix loose external door frame, including remove and refix door and one set of architraves, touch up decorations and renew sealant and remove waste and debris..	NO	33.85
CAJ342311	FRAME:REPAIR AFTER FORCED ENTRY Frame:Repair external door frame after forced access, cut out and splice in new piece to frame, remove and refix keep or hinge, and touch up decoration.	NO	17.94
CAJ342313	FRAME:RAKE OUT AND REPOINT EXTERNAL SEALANT Frame:Rake out and repoint external door frame with sealant.	LM	2.25
CAJ342315	FRAME:RENEW HARDWOOD CILL Frame:Renew any size hardwood cill to door frame including remove old cill, remove and rehang door, fix new cill bedded in cement mortar including new water bar, redecorate cill to match existing and make good all finishes disturbed and remove waste and debris.	NO	83.40
CAJ342317	FRAME:RENEW INTERNALCLOSING JAMB Frame:Renew closing jamb of single internal door frame with any size and any profile softwood door frame, jointed to head, plugged to brickwork, including take off, renew 14x27mm stop and refix architraves, take off and refix lock keep including housing out, decorate to match existing and make good all work disturbed and remove waste and debris.	NO	47.07

ITEM	DESCRIPTION	UNIT	RATE
CAJ342321	FRAME:SPLICE INTERNAL REPAIR Frame:Cut out and splice new piece ne 1.00mm long into internal door frame, remove/rehang door as necessary, including ease and adjust, make good butt recesses in frame, remove/refix architraves and stops as necessary and decorate to match existing.	NO	24.90
CAJ342323	FRAME:REFIX LOOSE INTERNAL DOOR FRAME Frame:Remove and refix loose internal door frame, including remove and refix door and two sets of architraves, make good finishes and touch up decorations.	NO	22.10
CAJ342325	FRAME:REPAIR LOOSE INTERNAL FRAME JOINTS Frame:Repair loose or open joints to internal door frame, glue joints, screw as necessary, clamp up joints, and touch up decorations.	NO	9.04
Door Stops - Softwood			
CAJ342501	STOP:RENEW DOOR STOP SET Stop:Renew any size upto 25x50mm planted softwood door stop set to door frame and decorate to match existing.	IT	21.21
CAJ342505	STOP:REFIX LOOSE DOOR SET Stop:Refix any loose door stop set to door frame.	IT	3.72
CAJ342507	STOP:RENEW OR SUPPLY 25X50MM FIRE DOOR STOP Stop:Renew or supply any door stop with 25x50mm softwood door stop set to fire check door, glued, screwed in accordance with BS459 Part 2 to door frame and prepare for redecoration.	IT	22.32
Door Frames - Intumescent Strips and Smoke Seals			
CAJ343103	INTUMESCENT STRIP:RENEW UPTO 1 HOUR Intumescent Strip:Renew or supply and fix new intumescent strip, upto one hour application, and setting into groove in timber frame or door.	LM	4.45
CAJ343107	INTUMESCENT STRIP:RENEW UPTO 1 HOUR SMOKE SEAL Intumescent Strip:Renew or supply and fix new intumescent strip, upto one hour application, with integral cold smoke seal and setting into groove in timber frame or door.	LM	5.16
CAJ343111	INTUMESCENT STRIP:RENEW UPTO 1 HOUR TO GLASS Intumescent Strip:Renew or supply and fix new intumescent strip, upto one hour application, and fixing to glass behind glazing beads.	LM	10.48
CAJ343113	SMOKE SEAL:RENEW TO FRAME 1/2 HOUR Smoke Seal:Renew or supply and fix new 10x4mm cold smoke seal, half hour application and setting into groove in timber frame or door.	LM	9.39
Garage Doors and Frames			
Door - Garage - Matchboard - Softwood			
CAJ345201	DOOR:RENEW PAIR L AND B TO GARAGE Door:Renew garage doors with new pair of 45mm softwood preservative treated ledged, braced and matchboarded doors to suit size of existing opening with 169x20mm ledges and 106x20mm braces covered on face with 20mm tongued, grooved and V jointed jointed boarding and hang each leaf on one pair of 450mmm galvanised tee hinges, transfer existing lock and bolts, make good and decorate to match existing and remove waste and debris.	IT	711.72

ITEM	DESCRIPTION	UNIT	RATE
CAJ345203	DOOR:EASE ADJUST GARAGE INCLUDING REMOVE Door:Ease and adjust pair of garage doors, each hung on pair of tee hinges, including remove and rehang doors, make good to frame and touch up decorations, and remove waste and debris.	NO	62.72
	Doors - Garage - Renewals - Up and Over Metal		
CAJ345401	GARAGE DOOR:RENEW METAL UP AND OVER Garage Door:Renew any garage door with pre primed metal up and over garage door, overall size ne 2.438x2.055m complete with all ironmongery and hanging to existing frame, make good to all works disturbed and decorate to match existing and remove waste and debris.	IT	623.67
	Doors - Garage - Repairs - Up and Over Metal		
CAJ345601	GARAGE DOOR:REMOVE AND REFIX UP AND OVER Garage Door:Take down and rehang metal up and over garage door, ease and adjust operating mechanism and leave operational, and touch up decorations, and remove waste and debris..	IT	66.08
CAJ345603	GARAGE DOOR:REPAIR UP AND OVER METAL Garage Door:Repair any metal up and over garage door incl remove fittings and door, straighten/repair dents and holes, rehang door, fittings and ease, and touch up decorations, and remove waste and debris..	IT	42.29
CAJ345605	GARAGE DOOR:RENEW SPINDLE/ROLLER/CABLE Garage Door:Renew spindle, roller and cable assembly to metal up and over garage door and adjust.	NO	44.03
CAJ345607	GARAGE DOOR:RENEW LOCKING BAR TO UP AND OVER Garage Door:Renew locking bar to metal up and over garage door and adjust.	NO	25.40
CAJ345609	GARAGE DOOR:RENEW LOCK HANDLE TO UP AND OVER Garage Door:Renew lock handle to metal up and over garage door, adjust and provide two new keys to tenant.	NO	33.69
CAJ345611	GARAGE DOOR:RENEW LOCK TO UP AND OVER Garage Door:Renew lock to metal up and over garage door, including redrill for fixing bolts and alter door to receive new lock and collect and return keys to tenant.	NO	19.22
CAJ345613	GARAGE DOOR:RENEW ROLLERS AND CHANNELS Garage Door:Renew set of rollers and guide channels to any metal up and over garage door, adjust and leave operational, make good as necessary and remove waste and debris.	IT	196.09
CAJ345615	GARAGE DOOR:SUPPLY COUNTERBALANCE DOOR SPRING Garage Door:Supply and fix new or renew any counterbalance door spring to up and over garage door including removing existing fitting, adjust and leave operational, make good as necessary and remove waste and debris.	NO	74.32
CAJ345617	GARAGE DOOR:RENEW KEEP Garage Door:Renew keep to any type of garage door lock including removing existing fitting and make good operational, make good as necessary and remove waste and debris.	NO	20.73
CAJ345619	GARAGE DOOR:RENEW SUPPORT ARM Garage Door:Renew support arm to any metal up and over garage door, adjust and leave operational, make good as necessary and remove waste and debris	IT	52.84

ITEM	DESCRIPTION	UNIT	RATE
Door Frames - Garage - Timber			
CAJ345701	GARAGE FRAME:RENEW COMPLETE Garage Frame:Renew garage door frame with matching tanalised softwood frame to suit any size or type of door, remove existing door with fittings and set aside, take out existing frame, fix new frame into position including plugging, screwing and bedding as appropriate, point all round with sealant, rehang existing door complete with fittings, ease, adjust and adapt as necessary to leave operational, make good all works disturbed and decorate to match existing and remove waste and debris.	IT	109.17
CAJ345703	GARAGE FRAME:RENEW HEAD OR JAMB Garage Frame:Renew head or jamb member to any type or size garage door frame with matching tanalised softwood member, remove existing door with fittings and set aside, carefully remove defective section of frame, fix new member into position including plugging, screwing and bedding as appropriate, joint new member to existing retained members, point along new member with sealant, rehang existing door complete with fittings, ease, adjust and adapt as necessary to leave operational, make good all works disturbed and decorate to match existing and remove waste and debris.	NO	40.82
CAJ328109	GARAGE FRAME:RENEW TO SIDE DOOR Frame:Renew external garage door frame with any size or profile of treated softwood door frame to suit any size single door, remove existing door and set aside, take out existing frame and bed new frame in cement mortar, plugged and screwed to brickwork and pointed with sealant, rehang door, ease and adjust including refix ironmongery, make good and decorate to match existing and remove waste and debris.	NO	168.03
CAJ328111	GARAGE FRAME:RENEW 25 X 75MM FILLET Frame:Renew fillet any size or profile to garage door frame including remove existing and decorate to match existing and remove waste and debris.	LM	11.15
Internal Joinery			
Cladding or Linings - Internal Wall			
CAJ350001	LINING:TAKE DOWN AND CLEAR Wall:Take down any type of wall linings, clear away and denail studding, areas over 1.00sm and remove waste and debris.	SM	3.06
CAJ350005	PANELLING:RENEW IN HARDBOARD Panelling:Remove existing hardboard panelling and renew with 3.2mm faced hardboard panelling fixed to softwood with brass cups and screws and remove waste and debris..	SM	20.61
CAJ350007	PANELLING:RENEW IN MAHOGANY PLYWOOD Panelling:Remove existing panelling and renew with 6mm mahogany veneered plywood panelling fixed to softwood with brass cups and screws and remove waste and debris..	SM	18.38
Staircases			
CAJ351001	STAIRCASE:RENEW SOFTWOOD NOSING TO TREAD Staircase:Renew rounded softwood nosing to tread, housed into string including all wedges and blocks glued and screwed to face of existing tread, and decorate to match existing and remove waste and debris.	NO	23.32
CAJ351003	STAIRCASE:RENEW TREAD AND RISER UNIT Staircase:Renew rounded softwood tread and plywood riser to staircase tread housed into strings and including all wedges and blocks, glued and screwed and decorate to match existing and remove waste and debris.	NO	49.18

ITEM	DESCRIPTION	UNIT	RATE
CAJ351004	STAIRCASE:RENEW TREAD Staircase:Renew softwood tread to staircase housed into strings, including all wedges and blocks, glued and screwed, prepare for redecoration.	NO	48.37
CAJ351005	STAIRCASE:RENEW WINDER TREAD-300MM Staircase:Renew softwood winder tread to staircase 300mm extreme width, including cutting to size and fix in place from underside of staircase and decorate to match existing and remove waste and debris.	NO	46.25
CAJ351007	STAIRCASE:RENEW NEWEL POST Staircase:Renew ne 100 x 100mm softwood newel or half newel post ne 1.50m high, including cut to length, fix to place, and decorate to match existing and remove waste and debris.	NO	112.05
CAJ351009	STAIRCASE:RENEW SOFTWOOD BALUSTER Staircase:Renew 25 x 25mm softwood baluster housed at each end to string and handrail, and decorate to match existing and remove waste and debris.	NO	16.15
CAJ351011	STAIRCASE:SPLICE TO STRING NE 0.5M Staircase:Renew section of wall or outer string to staircase ne 500mm long, splice in new section including remove and refix treads and risers as necessary and decorate to match existing and remove waste and debris.	NO	40.14
CAJ351013	STAIRCASE:REFIX LOOSE TREAD Staircase:Refix any loose tread by screwing through tread into top edge of riser (where there is no access to underside of staircase).	NO	8.83
CAJ351015	STAIRCASE:REFIX LOOSE NEWEL POST Staircase:Refix any loose newel post, any length, including remove and refix treads and risers if necessary, make good decorations to match existing.	NO	15.61
CAJ351017	STAIRCASE:REFIX LOOSE BALUSTER Staircase:Refix any loose stair baluster, any size and length including fixing to string and handrail as necessary, make good decorations to match existing.	NO	4.52
CAJ351019	STAIRCASE:OVERHAUL Staircase:Overhaul existing staircase, clean off stair treads and landings, punch in all nail heads, screw down all loose boards etc., securely fix all existing balustrades, wedge treads and risers and make good all works disturbed.	IT	86.03
Handrails			
CAJ352001	HANDRAIL:RENEW 44 X 69MM NEWEL TYPE Handrail:Renew 44 x 69mm half round softwood handrail, including ramps and shaped ends, fixed between staircase newel posts, remove and refix balustrading as necessary and decorate to match existing and remove waste and debris.	LM	33.29
CAJ352003	HANDRAIL:RENEW 32 X 119MM NEWEL TYPE Handrail:Renew 32 x 119mm rounded softwood handrail including ramps and shaped ends fixed between staircase newel posts, remove and refix balustrading as necessary and decorate to match existing and remove waste and debris.	LM	41.95
CAJ352005	HANDRAIL:RENEW 44 X 69MM ON BRACKETS Handrail:Renew with 44 x 69mm half round softwood handrail including ramps and shaped ends, fixed to existing brackets and decorate to match existing and remove waste and debris.	LM	14.15

ITEM	DESCRIPTION	UNIT	RATE
CAJ352007	HANDRAIL:RENEW 32 X 119MM ON BRACKETS Handrail:Renew with 32 x 119mm rounded softwood handrail, including ramps and shaped ends fixed to existing brackets and decorate to match existing and remove waste and debris.	LM	16.58
CAJ352009	HANDRAIL:SUPPLY MOPSTICK INCLUDING BRACKETS Handrail:Supply and fix 50 x 50mm softwood mopstick handrail on and including brackets, plugged and screwed to walls and decorate to match existing and remove waste and debris.	LM	26.68
CAJ352011	HANDRAIL:SUPPLY OR RENEW GALVANISED MS BRACKET Handrail:Supply and fix or renew galvanised mild steel handrail bracket, fix to wall, and including any necessary plugging and make good plasterwork and decorations to match existing and remove waste and debris.	NO	16.53
CAJ352017	HANDRAIL:REFIX ON BRACKETS Handrail:Refix handrail, fixed to existing brackets and make good decorate to match existing.	LM	7.59
CAJ352013	HANDRAIL:REFIX LOOSE BRACKET Handrail:Refix loose handrail bracket and including any necessary plugging to wall and make good plasterwork and decorations to match existing	NO	8.97
CAJ352015	HANDRAIL:SUPPLY AND FIX PATTRESS Handrail:Supply and fix new pattress to wall and including any necessary plugging and make good plasterwork and decorations to match existing.	NO	6.93
Miscellaneous Fixtures/Fittings			
Stool for Hot Water Cylinder			
CAJ361001	STOOL:RENEW TO CYLINDER Stool:Renew or supply and fix wrot softwood stool for hot water cylinder, finished sizes 515x515x610mm high, formed of four 50x50mm legs, eight 69x32mm horizontal runners and 19mm plywood top, remove and replace cylinder as necessary and test existing and remove waste and debris..	NO	69.59
Tank Stands			
CAJ361021	TANK STAND:NEW FOR CWST IN LOFT Tank Stand:Construct new tank stand in loft to suit any size or type CWST ne 227 litres comprising 19mm thick plywood base on two 150x50mm bearers spanning minimum three ceiling joists with 100x38mm cross bearers at 300mm maximum centres existing and remove waste and debris..	NO	65.73
CAJ361023	TANK STAND:NEW REMOVE AND REFIX TANK IN LOFT Tank Stand:Construct new or renew tank stand in loft to suit any size or type CWST ne 227 litres comprising 19mm thick plywood base on two 150x50mm bearers spanning minimum three, ceiling joists with 100x38mm cross bearers at 300mm maximum centres, including isolating water supply, drain system, disconnect all pipework and set tank aside, remove and clear from site existing stand if applicable, reposition existing tank on new stand, reconnect all pipework and adjust as necessary, reinstate water supply, refill tank and test on completion existing and remove waste and debris..	NO	148.01
Hat and Coat Rails			
CAJ362001	HANGING RAIL:SUPPLY 25MM DIAMETER NE 3.0M LONG Hanging Rail:Supply and fix 25mm diameter plastic coated steel tubular hanging rail, ne 3.00m long, each end housed into and including 100x38mm softwood bearers or chromium plated sockets.	IT	35.83

ITEM	DESCRIPTION	UNIT	RATE
CAJ362003	HOOK:SUPPLY AND FIX HAT AND COAT HOOK Hook:Supply and fix anodised aluminium hat and coat hook.	NO	4.63
CAJ362050	HAT COAT RAIL:RENEW OR SUPPLY COMPLETE Hat Coat Rail:Renew or supply and fix 20x70mm twice rounded wrot softwood hat and coat rail 1.00m long plugged and screwed to structure, decorated to match existing and supply and fix 3 No. anodised aluminium hat and coat hooks.	IT	23.02
Curtain Battens and Tracks			
CAJ363001	CURTAIN BATTEN:RENEW OR FIX NEW Curtain Batten:Renew or supply and fix new ne 25x75mm wrot softwood curtain batten including remove existing including remove/ rehang rails and curtains, fix new batten plugged and screwed to any background, make good and decorate to match existing.	IT	18.74
CAJ363011	CURTAIN TRACK:RENEW INCLUDING RUNNERS Curtain Track:Renew or supply and fix new proprietary plastic curtain track system of any type and fixing to any type of background inclusive of all runners, brackets, end stops and similar fittings, plugging, screwing and making good as necessary.	LM	16.87
Kitchen Units and Worktops			
Kitchen Units to match Existing			
CAJ371001	KITCHEN UNIT:RENEW SINGLE BASE TO MATCH EXISTING Kitchen Unit:Renew any size or type of pre-finished single base unit to match existing including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris.	NO	102.43
CAJ371003	KITCHEN UNIT:RENEW DOUBLE BASE TO MATCH EXISTING Kitchen Unit:Renew any size or type of pre-finished double base unit to match existing including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris.	NO	140.16
CAJ371005	KITCHEN UNIT:RENEW CORNER BASE TO MATCH EXISTING Kitchen Unit:Renew any size or type of pre-finished corner base unit to match existing including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris.	NO	148.77
CAJ371007	KITCHEN UNIT:RENEW TALL FLOOR TO MATCH EXISTING Kitchen Unit:Renew any size or type of pre-finished tall floor unit to match existing including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris.	NO	156.24
CAJ371009	KITCHEN UNIT:RENEW SINGLE WALL TO MATCH EXISTING Kitchen Unit:Renew any size or type of pre-finished single wall unit, any height to match existing, including plug and scribe to walls and any necessary grounds and make good to all wall and ceiling finishes disturbed and remove waste and debris..	NO	79.18
CAJ371011	KITCHEN UNIT:RENEW DOUBLE WALL TO MATCH EXISTING Kitchen Unit:Renew any size or type of pre-finished double wall unit, any height, to match existing, including plug and scribe to walls and any necessary grounds and make good to all wall and ceiling finishes disturbed and remove waste and debris..	NO	97.07

ITEM	DESCRIPTION	UNIT	RATE
CAJ371013	KITCHEN UNIT:RENEW CORNER WALL TO MATCH EXISTING Kitchen Unit:Renew any size or type of pre-finished corner wall unit, any height, to match existing, including plug and scribe to walls and any necessary grounds and make good to all wall and ceiling finishes disturbed and remove waste and debris..	NO	121.55
	Sink Tops and Sink Base Units [see Items 630105 to 630121 and 630301 to 630305 in PLUMBING]		
	Kitchen Units - Clients Standard Specification		
CAJ371021	KITCHEN UNIT:RENEW SINGLE BASE 300 X 500 Kitchen Unit:Renew any type of pre-finished single 300 x 500mm base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris.	NO	89.75
CAJ371023	KITCHEN UNIT:RENEW SINGLE BASE 600 X 500 Kitchen Unit:Renew any type of pre-finished single 600 x 500mm base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris.	NO	98.90
CAJ371025	KITCHEN UNIT:RENEW SINGLE BASE 300 X 600 Kitchen Unit:Renew any type of pre-finished single 300 x 600mm base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris.	NO	86.70
CAJ371027	KITCHEN UNIT:RENEW SINGLE BASE 400 X 600 Kitchen Unit:Renew any type of pre-finished single 400 x 600mm base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris.	NO	91.46
CAJ371029	KITCHEN UNIT:RENEW SINGLE BASE 500 X 600 Kitchen Unit:Renew any type of pre-finished single 500 x 600mm base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris.	NO	102.43
CAJ371031	KITCHEN UNIT:RENEW SINGLE BASE 600 X 600 Kitchen Unit:Renew any type of pre-finished single 600 x 600mm base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris.	NO	105.24
CAJ371033	KITCHEN UNIT:RENEW DOUBLE BASE 800MM Kitchen Unit:Renew any type of pre-finished double 800 x 600mm base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris.	NO	146.26
CAJ371035	KITCHEN UNIT:RENEW DOUBLE BASE 1000MM Kitchen Unit:Renew any type of pre-finished double 1000 x 600mm base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris.	NO	149.07
CAJ371037	KITCHEN UNIT:RENEW DOUBLE BASE 1200MM Kitchen Unit:Renew any type of pre-finished double 1200 x 600mm base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris.	NO	169.80
CAJ371039	KITCHEN UNIT:RENEW CORNER BASE 800MM Kitchen Unit:Renew any type of pre-finished 800 x 600mm corner base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris.	NO	140.16

ITEM	DESCRIPTION	UNIT	RATE
CAJ371041	KITCHEN UNIT:RENEW CORNER BASE 1000MM Kitchen Unit:Renew any type of pre-finished 1000 x 600mm corner base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris.	NO	140.16
CAJ371043	KITCHEN UNIT:RENEW CORNER BASE 1200MM Kitchen Unit:Renew any type of pre-finished 1200 x 600mm corner base unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris.	NO	181.99
CAJ371045	KITCHEN UNIT:RENEW LARDER UNIT Kitchen Unit:Renew any type of pre-finished tall larder floor unit including plug and scribe to walls and any necessary grounds and make good to all wall and floor finishes disturbed and remove waste and debris.	NO	149.68
CAJ371047	KITCHEN UNIT:RENEW APPLIANCE UNIT 1950MM Kitchen Unit:Renew any type of pre-finished 600 x 600 x 1950mm high appliance housing unit including plug and scribe to walls and any necessary grounds and make good to all wall and floor finishes disturbed and remove waste and debris.	NO	161.41
CAJ371049	KITCHEN UNIT:RENEW APPLIANCE UNIT 600MM Kitchen Unit:Renew any type of pre-finished 1000 x 600 x 600mm high appliance housing unit including plug and scribe to walls and any necessary grounds and make good to all wall and floor finishes disturbed and remove waste and debris.	NO	161.41
CAJ371051	KITCHEN UNIT:RENEW SINGLE WALL 300 X 300 Kitchen Unit:Renew any type of pre-finished single 300 x 300mm wall unit, 900mm high, including plug and scribe to walls and any necessary grounds and make good to all wall and ceiling finishes disturbed and remove waste and debris.	NO	57.84
CAJ371053	KITCHEN UNIT:RENEW SINGLE WALL 400 X 300 Kitchen Unit:Renew any type of pre-finished single 400x300mm wall unit, 900mm high, including plug and scribe to walls and any necessary grounds and make good to all wall and ceiling finishes disturbed and remove waste and debris.	NO	64.06
CAJ371055	KITCHEN UNIT:RENEW SINGLE WALL 500 X 300 Kitchen Unit:Renew any type of pre-finished single 500 x 300mm wall unit, 900mm high, including plug and scribe to walls and any necessary grounds and make good to all wall and ceiling finishes disturbed and remove waste and debris.	NO	68.45
CAJ371057	KITCHEN UNIT:RENEW SINGLE WALL 600 X 300 Kitchen Unit:Renew any type of pre-finished single 600 x 300mm wall unit, 900mm high, including plug and scribe to walls and any necessary grounds and make good to all wall and ceiling finishes disturbed and remove waste and debris.	NO	74.30
CAJ371059	KITCHEN UNIT:RENEW DOUBLE WALL 1000 X 300 Kitchen Unit:Renew any type of pre-finished double 1000 x 300mm wall unit, 500mm high including plug scribe to walls and any necessary grounds and make good to all wall and ceiling finishes disturbed and remove waste and debris.	NO	97.07
CAJ371061	KITCHEN UNIT:RENEW DOUBLE WALL 1000 X 300 Kitchen Unit:Renew any type of pre-finished double 1000 x 300mm wall unit, 900mm high including plug scribe to walls and any necessary grounds and make good to all wall and ceiling finishes disturbed and remove waste and debris.	NO	101.09

ITEM	DESCRIPTION	UNIT	RATE
CAJ371063	KITCHEN UNIT:RENEW DOUBLE WALL 1200 X 300 Kitchen Unit:Renew any type of pre-finished double 1000 x 300mm wall unit, 500mm high including plug scribe to walls and any necessary grounds and make good to all wall and ceiling finishes disturbed and remove waste and debris.	NO	136.22
CAJ371065	KITCHEN UNIT:RENEW DOUBLE WALL 1200 X 300 Kitchen Unit:Renew any type of pre-finished double 1000 x 300mm wall unit, 900mm high including plug scribe to walls and any necessary grounds and make good to all wall and ceiling finishes disturbed and remove waste and debris.	NO	152.31
CAJ371067	KITCHEN UNIT:RENEW CORNER WALL 500 X 300 Kitchen Unit:Renew any type of pre-finished 500 x 300mm corner wall unit, 500mm high including plug and scribe to walls and any necessary grounds and make good to all wall and ceiling finishes disturbed and remove waste and debris.	NO	89.97
CAJ371069	KITCHEN UNIT:RENEW CORNER WALL 600 X 300 Kitchen Unit:Renew any type of pre-finished 600 x 300mm corner wall unit, 500mm high including plug and scribe to walls and any necessary grounds and make good to all wall and ceiling finishes disturbed and remove waste and debris.	NO	118.50
CAJ371071	KITCHEN UNIT:RENEW DRAWER PACK 500 X 600 Kitchen Unit:Renew any type of pre-finished 500 x 600mm drawer pack unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris.	NO	148.16
CAJ371073	KITCHEN UNIT:RENEW DRAWER PACK 600 X 600 Kitchen Unit:Renew any type of pre-finished 600 x 600mm drawer pack unit including plug and scribe to walls and any necessary grounds and make good all wall and floor finishes disturbed and remove waste and debris.	NO	130.59
Worktops			
CAJ372001	WORKTOP:RENEW NE 40MM THICK POST FORMED Worktop:Renew worktop with high density waterproof moisture resistant chipboard worktop ne 40mm thick to suit unit width with 1.3mm laminated sheet, post formed one edge, reverse compensated, including veneer exposed edges, seal joint between worktop and wall with silicone sealant and make good damaged and renew any missing wall tiles and remove waste and debris.	LM	31.48
CAJ372002	WORKTOP:RENEW NE 40MM THICK DOUBLE POST FORMED Worktop:Renew worktop with high density waterproof moisture resistant chipboard worktop ne 40mm thick to suit unit width with 1.3mm laminated sheet, post formed on both opposing edges, reverse compensated, including veneer exposed edges, seal joint between worktop and wall with silicone sealant and make good damaged and renew any missing wall tiles and remove waste and debris..	LM	34.65
CAJ372005	WORKTOP:REMOVE AND REFIX Worktop:Remove and securely refix any width worktop including seal joint to wall with waterproof sealant and make good damaged and renew any missing wall tiles and remove waste and debris.	LM	10.51
CAJ372007	WORKTOP:RENEW VENEER EDGING Worktop:Renew 1.3mm laminated sheet veneer edging to worktop or edge of cupboard door fixed with adhesive.	LM	5.57

ITEM	DESCRIPTION	UNIT	RATE
CAJ372009	WORKTOP:PROVIDE END PANEL Worktop:Supply and fix 18mm chipboard end panel melamine faced both sides, PVC lipped on all edges, 600x870mm high, fixed to worktop and floor with plastic angle brackets.	NO	64.42
CAJ372011	WORKTOP:RENEW GALLOWS BRACKET Worktop:Renew gallows bracket overall 305x458mm made out of 50x38mm softwood plugged and screwed to wall and decorate to match existing.	NO	17.60
CAJ372013	WORKTOP:RENEW LEG TO WORKTOP Worktop:Renew chromium plated metal support leg to worktop with flange plates screwed to floor and worktop.	NO	22.73
CAJ372017	WORKTOP:RENEW JOINT STRIP Worktop:Renew aluminium joint strip between worktops including remove and refix worktops as necessary and make good.	NO	17.28
CAJ372019	WORKTOP:25 X 25MM EDGE TRIM Edge Trim:Supply and fix 25 x 25mm PVC/aluminium edge trim holed and screwed to softwood.	LM	5.41
CAJ372021	WORKTOP:PROVIDE COVERBEAD Worktop:Supply and fix proprietary aluminium 'L' shaped cover bead rounded at end, screwed to edge of chipboard worktop.	NO	12.69
Kitchen Units – Repairs			
CAJ373001	KITCHEN UNIT:REMOVE AND REFIX ANY TYPE Kitchen Unit:Remove and refix any kitchen unit including replug and screw to walls and all making good.	NO	19.25
CAJ373003	KITCHEN UNIT: REMOVE AND DISPOSE OF ANY TYPE Kitchen unit: Remove and dispose of any size wall or base kitchen unit, including make good all disturbed finishes.	NO	18.38
CAJ373005	KITCHEN UNIT:RENEW BLOCKBOARD DOOR Kitchen Unit:Renew blockboard door to any kitchen unit on and including pair of 50mm butt hinges, fit and hang, ease and adjust, including housing out unit for hinges and decorate to match existing and remove waste and debris.	NO	60.66
CAJ373007	KITCHEN UNIT:RENEW BASE UNIT DOOR Kitchen Unit:Renew base unit door with melamine faced and edged chipboard door to match existing, including pair of spring loaded concealed hinges, fit and hang, ease and adjust and remove waste and debris.	NO	67.36
CAJ373009	KITCHEN UNIT:RENEW WALL UNIT DOOR Kitchen Unit:Renew any height wall unit door with melamine faced and edged chipboard door to match existing, including pair of spring loaded concealed hinges, fit and hang, ease and adjust and remove waste and debris.	NO	67.22
CAJ373011	KITCHEN UNIT:RENEW TALL FLOOR UNIT DOOR Kitchen Unit:Renew tall floor unit door with melamine faced and edged chipboard door to match existing, including pair of spring loaded concealed hinges, fit and hang, ease and adjust and remove waste and debris.	NO	82.92
CAJ373013	KITCHEN UNIT:RENEW CUPBOARD BACK Kitchen Unit:Renew cupboard back with 3mm self finished hardboard, size approximately upto 1200mm wide x 900mm high.	NO	27.02

ITEM	DESCRIPTION	UNIT	RATE
CAJ373015	KITCHEN UNIT:RENEW SHELF TO UNIT Kitchen Unit:Renew shelf to base or wall unit with 19mm thick melamine faced and edged chipboard, fixed to existing bearers.	NO	11.89
CAJ373019	KITCHEN UNIT:RENEW BOTTOM SHELF Kitchen Unit:Renew bottom shelf to base unit with 19mm thick melamine faced and edged chipboard, ne 575mm deep x 1150mm wide overall, cut and fit to unit.	NO	14.08
CAJ373021	KITCHEN UNIT:RENEW SIDE PANEL Kitchen Unit:Renew side panel to any base unit with melamine faced and edged chipboard replacement panel including cut and fit to unit.	NO	53.65
CAJ373023	KITCHEN UNIT:RENEW PLINTH Kitchen Unit:Renew plinth to any base unit with melamine faced and edged chipboard replacement plinth including cut and fit to unit.	NO	4.19
CAJ373027	KITCHEN UNIT:RENEW DRAWER BOX COMPLETE Kitchen Unit:Renew drawer to kitchen unit with proprietary plastic drawer box complete with runners, remove existing front from old drawer and refix to new drawer box and test and adjust as necessary.	NO	63.95
CAJ373049	KITCHEN UNIT:OVERHAUL ANY TYPE Kitchen Unit:Overhaul any kitchen unit including replug and screw to walls, ease and adjust doors, refix hinges, pull handles, child locks, resecure drawer fronts, reglue loose veneers, adjust drawer runners, and all making good.	NO	27.71
Skirtings, Rails and Architraves			
Skirting – Softwood			
CAJ381001	SKIRTING:RENEW SOFTWOOD SKIRTING Skirting:Renew any size softwood plain, moulded or chamfered skirting plugged to brickwork, including all ends and angles and decorate to match existing and remove waste and debris.	LM	20.06
CAJ381003	SKIRTING:TAKE OFF AND REFIX Skirting:Take off and refix existing skirting including denail skirting and touch up decorations	LM	6.71
Picture Rail			
CAJ382001	RAIL:TAKE OFF EXISTING AND MAKE GOOD Rail:Take off existing picture rail, clear away and make good plasterwork and remove surplus spoil.	LM	3.65
Architraves – Softwood			
CAJ383001	ARCHITRAVE:RENEW SET TO ONE SIDE OF DOOR Architrave:Renew any size softwood plain, moulded or chamfered architrave set to one side of door frame including all mitres and scribing and decorate to match existing and remove waste and debris.	IT	25.57
CAJ383003	ARCHITRAVE:RENEW LEG OR HEAD ONE SIDE Architrave:Renew any size softwood plain, moulded or chamfered architrave to leg or head of door frame one side including all mitres and scribing and decorate to match existing and remove waste and debris.	IT	10.06
CAJ383007	ARCHITRAVE:REFIX ANY LOOSE Architrave:Refix including take off as necessary any loose architrave to both sides of door frame including touch up decorations to match existing.	IT	6.78

ITEM	DESCRIPTION	UNIT	RATE
Thresholds to Door Openings			
CAJ384001	THRESHOLD:RENEW TO DOOR OPENING Threshold:Renew 19 x 150mm twice splayed and twice rounded hardwood door threshold ne 1.00m long including notch and fit ends and decorate to match existing and remove waste and debris.	IT	15.84
CAJ384003	THRESHOLD:RESECURE LOOSE Threshold:Resecure loose door threshold.	IT	8.01
Shelving			
CAJ385001	SHELVING:RENEW WROT SOFTWOOD BEARERS Shelving:Renew ne 20 x 69mm wrot softwood bearers including plug to walls and make good and decorate to match existing and remove waste and debris.	LM	5.11
CAJ385003	SHELVING:RENEW SLATTED COMPLETE Shelving:Renew slatted shelving consisting of 20 x 44mm slats at 75mm centres on and including 25 x 50mm cross bearers at 500mm centres and remove waste and debris.	IT	42.52
CAJ385005	SHELVING:MELAMINE FACED NE 300MM Shelving:Supply and fix melamine faced chipboard shelving ne 300mm wide cut to length and fix to bearers or brackets.	LM	9.36
CAJ385007	SHELVING:12MM PLYWOOD HARDWOOD EDGED NE 300MM Shelving:Renew 12mm plywood ne 300mm wide, cut to length with hardwood edging glued and pinned and fix to bearers or brackets and decorate to match existing and remove waste and debris.	LM	17.90
CAJ385009	SHELVING:18MM BLOCKBOARD HARDWOOD EDGED NE 300MM Shelving:Renew 18mm blockboard ne 300mm wide, cut to length with hardwood edging glued and pinned and fix to bearers or brackets and decorate to match existing and remove waste and debris.	LM	18.59
Windowboards			
CAJ386001	WINDOWBOARD:RENEW SOFTWOOD Windowboard:Renew ne 25 x 300mm softwood windowboard plugged, screwed and pellated to brickwork, make good plasterwork and decorations and decorate to match existing and remove waste and debris.	LM	34.78
CAJ386003	WINDOWBOARD:RENEW MDF Windowboard:Renew ne 25 x 300mm MDF windowboard plugged, screwed and pellated to brickwork, make good plasterwork and decorations and decorate to match existing and remove waste and debris.	LM	33.19
CAJ386005	WINDOWBOARD:RENEW HARDWOOD Windowboard:Renew ne 25 x 300mm hardwood windowboard plugged, screwed and pellated to brickwork, make good plasterwork and decorations and decorate to match existing and remove waste and debris.	LM	45.72
CAJ386009	WINDOWBOARD:RENEW PVCU Windowboard:Renew existing with PVCu ne 25 x 300mm windowboard fixed with approved adhesive or other approved concealed fixing method to brickwork, make good plasterwork and decorations.	LM	37.62
CAJ386007	WINDOWBOARD:REFIX LOOSE Windowboard:Refix any size or type of loose windowboard to window including removing if necessary, making good and touching up decorations.	NO	6.93

ITEM	DESCRIPTION	UNIT	RATE
Duct Casings			
CAJ387001	DUCT:RENEW PLYWOOD DUCT CASING SIDE NE 300MM Duct:Renew pipe duct casing side with 6mm plywood casing upto 300mm wide, screw to framing with brass cups and screws and decorate to match existing and remove waste and debris.	LM	21.52
CAJ387003	DUCT:RENEW PLYWOOD SIDED DUCT CASING OVER 300MM Duct:Renew pipe duct casing with 6mm plywood casing over 300mm wide, screw to framing with brass cups and screws and decorate to match existing and remove waste and debris.	SM	56.16
CAJ387007	DUCT:RENEW PLYWOOD SIDED CASING-450MM Duct:Renew two or three sided pipe duct casing ne 450mm girth and framing, with 6mm plywood casing sides, screwed with brass cups and screws to and including 38 x 50mm framing including plug and screw to walls, form access points as necessary and decorate to match existing and remove waste and debris.	LM	51.03
CAJ387009	DUCT:RENEW PLASTERBOARD CASING NE 300MM Duct:Renew pipe duct casing with 9.5mm plasterboard casing ne 300mm wide, fixed to framing and with 3mm plaster skim coat including all angles, joints to existing and decorate to match existing and remove waste and debris.	LM	27.00
CAJ387011	DUCT:RENEW PLASTERBOARD CASING OVER 300MM Duct:Renew pipe duct casing with 9.5mm plasterboard casing over 300mm wide, fixed to framing and with 3mm plaster skim coat, form all angles and joints to existing and decorate to match existing and remove waste and debris.	SM	60.22
CAJ387015	DUCT:RENEW PLASTERBOARD SIDED NE 450MM Duct:Renew two or three sided pipe duct casing ne 450mm girth and framing, with 9.5mm plasterboard casing fixed to and including 38x50mm framing including plug and screw to walls, form access points as necessary, form all angles and joints to existing and decorate to match existing and remove waste and debris.	LM	55.16
CAJ387017	CLIENT INSPECTION:REMOVE AND REFIX DUCT CASING Duct:Remove pipe duct casing for client inspection and later refix including all making good and make good decorations to match existing and remove waste and debris.	LM	9.12
CAJ387019	DUCT:FORM ACCESS PANEL IN EXISTING Duct:Form access panel in existing duct casing, remove plywood casing as necessary, cut out and form access panel fixed with brass cups and screws including all additional framing and make good decorations to match existing and remove waste and debris.	IT	47.04
Bath Panels and Framing			
CAJ388001	BATH PANEL:RENEW HARDBOARD SIDE AND FRAMING Bath Panel:Renew or supply and fix 4.8mm self finished hardboard side bath panel, securely screwed with chromium plated dome headed screws to and including 38 x 50mm softwood framing and remove waste and debris.	IT	64.37
CAJ388003	BATH PANEL:RENEW HARDBOARD END AND FRAMING Bath Panel:Renew or supply and fix 4.8mm self finished hardboard end bath panel, securely screwed with chromium plated dome headed screws to and including 38 x 50mm softwood framing complete with metal bath panel trim and remove waste and debris.	IT	40.16

ITEM	DESCRIPTION	UNIT	RATE
CAJ388005	BATH PANEL:RENEW HARDBOARD SIDE END AND FRAMING Bath Panel:Renew or supply and fix 4.8mm self finished hardboard side and end bath panels securely screwed with chromium plated dome screws to and including 38 x 50mm softwood framing complete with metal bath panel trim and remove waste and debris.	IT	94.75
CAJ388007	BATH PANEL:RENEW HARDBOARD SIDE EXISTING FRAMING Bath Panel:Renew or supply and fix 4.8mm self finished hardboard side bath panel securely screwed with chromium plated dome screws to existing framing and remove waste and debris.	IT	24.68
CAJ388009	BATH PANEL:RENEW HARDBOARD END EXISTING FRAMING Bath Panel:Renew or supply and fix 4.8mm self finished hardboard end bath panel securely screwed with chromium plated dome screws to existing framing complete with metal bath trim and remove waste and debris.	IT	15.19
CAJ388011	BATH PANEL:RENEW HARDBD SIDE END EXISTING FRAMING Bath Panel:Renew or supply and fix 4.8mm self finished hardboard side and end bath panels securely screwed with chromium plated dome screws to existing framing and including metal bath panel edge trim and remove waste and debris.	IT	34.04
CAJ388013	BATH PANEL:RENEW ACRYLIC SIDE Bath Panel Panel:Renew or supply and fix proprietary acrylic side bath panel, colour to match, including all plinths, trims, corner pieces and the like, securely fixed with brackets and make good, and remove waste and debris.	IT	47.73
CAJ388015	BATH PANEL:RENEW ACRYLIC END Bath Panel Panel:Renew or supply and fix proprietary acrylic end bath panel, colour to match, including all plinths, trims, corner pieces and the like, securely fixed with brackets and make good, and remove waste and debris.	IT	29.42
CAJ388017	PATH PANEL:RENEW ACRYLIC SIDE AND END Bath Panel Panel:Renew or supply and fix proprietary acrylic side and end bath panel, colour to match, including all plinths, trims, corner pieces and the like, securely fixed with brackets and make good, and remove waste and debris.	IT	69.14
CAJ388019	BATH PANEL:REMOVE AND REFIX ANY TYPE Bath Panel Panel:Remove and later refix any bath panel (side or end) including any corner angle trim, skirting etc.	NO	8.90
Ironmongery			
Butts, Hinges, etc.			
CAJ390101	HINGES:RENEW 63MM STORMPROOF Hinges:Renew pair of 63mm anodised steel stormproof hinges including remove and rehang casement.	PR	9.97
CAJ390105	HINGES:RENEW PAIR OF FRICTION PIVOTS Hinges:Renew pair of friction hinges to pivot window including remove and refix casement.	PR	46.99
CAJ390107	HINGES:RENEW STEEL BUTT HINGES Hinges:Renew ne 1.5 pairs 100mm mild steel butt hinges, ease and adjust door, make good to recesses in frame.	IT	15.63
CAJ390109	HINGES:RENEW BRASS BUTT HINGES Hinges:Renew ne 1.5 pairs 100mm brass butt hinges, ease and adjust door, make good to recesses in frame.	IT	25.49

ITEM	DESCRIPTION	UNIT	RATE
CAJ390111	HINGES:RENEW PAIR TEE HINGES Hinges:Renew pair of 300mm galvanised tee hinges, ease and adjust door, make good to frame.	PR	16.49
CAJ390113	HINGES:RENEW PAIR OF 50MM BUTT HINGES Hinges:Take off cupboard door and set aside, remove hinges and renew with pair of 50mm butt hinges, rehang door, ease and adjust.	PR	11.40
Sliding Sash Fittings			
CAJ390301	FASTENER:RENEW ANY TYPE OF SASH FASTENER Fastener:Renew or supply and fix new any type of sash fastener including make good and touch up decorations.	NO	13.31
CAJ390307	LIFT:RENEW SASH LIFT Lift:Renew or supply and fix new sash lift.	NO	9.08
CAJ390309	BOLT:RENEW SASH BOLT Bolt:Renew or supply and fix new lockable sash bolt to centre rail of sliding sash timber windows including make good and touch up decorations, hand key to Tenant.	NO	19.06
CAJ390311	LOCK:RENEW PAIR OF SASH LOCKS Lock:Renew or supply and fix new pair of lockable sash locks to restrict opening of sliding sash timber windows, including make good and touch up decorations, hand key to Tenant.	PR	52.17
CAJ390313	SASH PINS:RENEW PAIR SASH PINS Sash Pins:Renew or supply and fix new pair of dual sash pins to centre rail of sliding sash timber windows, including make good and touch up decorations, hand key to Tenant.	PR	34.39
Door Closers			
CAJ390501	CLOSER:RENEW LIGHT DUTY OVERHEAD Closer:Renew approved light duty overhead door closer screwed to door and frame.	NO	49.00
CAJ390503	CLOSER:RENEW HEAVY DUTY OVERHEAD Closer:Renew approved heavy duty overhead door screwed to door and frame.	NO	64.46
CAJ390505	CLOSER:RENEW OR SUPPLY PERKO TYPE Closer:Renew or supply and fix Perko type concealed door closer screwed to door and frame.	NO	12.89
CAJ390509	CLOSER:RENEW GIBRALTER TYPE Closer:Renew Gibraltar type door closer screwed to door and frame.	NO	18.22
CAJ390507	CLOSER:EASE AND ADJUST ANY TYPE Closer:Ease and adjust any type door closer.	NO	6.71
Floor Springs			
CAJ390601	FLOOR SPRING:RENEW SINGLE ACTION Floor Spring:Renew or supply and install single action hydraulic check for door maximum 2150x850mm complete with top plate, loose box 57mm deep for concrete, top centre and shoe, remove existing floor spring or form recess in floor, fix in position as manufacturer's instructions, ease and adjust door, make good floor finishes and all other works disturbed and remove waste and debris.complete, remove existing or form recess in floor, fix as manufacturer's instructions, make good and remove waste and debris.	NO	213.93

ITEM	DESCRIPTION	UNIT	RATE
CAJ390603	FLOOR SPRING:RENEW DOUBLE ACTION Floor Spring:Renew or install double action hydraulic check for door maximum 2150x850mm complete with top plate, adjustable loose box 59mm deep for concrete, adjustable top centre and shoe, remove existing floor spring or form recess in floor, fix in position as manufacturer's instructions, ease and adjust door, make good floor finishes and all other works disturbed and remove waste and debris.	NO	294.34
CAJ390605	FLOOR SPRING:OVERHAUL Floor Spring:Overhaul and maintain floor spring to door, including ease and adjust, oil moving parts	NO	22.59
Sliding Door Gear			
CAJ390701	SLIDING DOOR GEAR:REPAIR Sliding Door Gear:Take off, repair and refix, aluminium or plastic double track sliding door gear to pair of wardrobe doors maximum 1.5m opening, including removing and rehangng doors.	NO	29.16
CAJ390703	SLIDING DOOR GEAR:RENEW Sliding Door Gear:Remove existing sliding door gear and renew with anodised aluminium or plastic double track sliding door gear to pair of wardrobe doors maximum 1.5m opening, including removing and rehangng doors.	NO	63.17
Locks			
CAJ390901	RIMLOCK:RENEW COMPLETE Rimlock:Renew rimlock, keep and set of rimlock furniture, including altering door as necessary for new lock and housing out existing frame as necessary and provide two new keys.	NO	88.52
CAJ390903	LOCK:RENEW MORTICE COMPLETE Lock:Renew mortice lock, keep and set of anodised aluminium lever handle furniture including altering door as necessary for new lock and provide two new keys.	NO	37.84
CAJ390907	LOCK:RENEW MORTICE KEEP Lock:Renew mortice lock keep including housing out existing frame as necessary.	NO	5.00
CAJ390909	LOCK:RENEW MORTICE DEADLOCK Lock:Renew mortice deadlock, keep and set of escutcheons including altering door as necessary for new lock and provide two new keys.	NO	32.54
CAJ390911	LOCK:RENEW 5L MORTICE COMPLETE Lock:Renew 5 lever mortice lock, keep and set of anodised aluminium lever handle furniture including altering door as necessary for new lock and provide two new keys.	NO	29.49
CAJ390915	LOCK:RENEW 5L MORTICE DEADLOCK Lock:Renew 5 lever mortice deadlock, keep and set of escutcheons including altering door as necessary for new lock and provide two new keys.	NO	76.08
CAJ390917	LOCK:OVERHAUL ANY LOCK COMPLETE Lock:Remove any type of lock and furniture, dismantle, overhaul, repair, oil and assemble and refix to door.	NO	10.97
CAJ390919	LOCK:RENEW WITH 5L MORTICE Lock:Renew rimlock with 5 lever mortice lock, keep and set of anodised aluminium lever handle furniture, including altering door as necessary for new lock and provide two new keys.	NO	46.99

ITEM	DESCRIPTION	UNIT	RATE
CAJ390921	DOOR:RENEW MULTIPOINT LOCK Door:Renew any defective or broken multipoint door locking system complete to any type of door, adapt keep if necessary, including remove existing, test and leave in proper working order and provide two new keys.	NO	168.34
CAJ390923	LOCK:RENEW EUROLOCK COMPLETE Lock:Renew eurolock lock, keep and set of anodised aluminium lever handle furniture including altering door as necessary for new lock and provide two new keys.	NO	41.13
CAJ390927	LOCK:RENEW PATIO DOOR LOCK COMPLETE Lock:Renew multi point patio door lock and set of anodised aluminium lever handle furniture and provide two new keys.	NO	40.69
	Latches		
CAJ391101	LATCH:RENEW MORTICE LATCH COMPLETE Latch:Renew mortice latch, keep and set of anodised aluminium lever handle furniture including altering door as necessary for new latch.	NO	22.21
CAJ391107	LATCH:OVERHAUL LATCH AND FURNITURE Latch:Remove mortice latch and furniture, dismantle, overhaul, repair, oil and assemble and refix to door.	NO	9.04
	Cylinder Night Latches		
CAJ391301	NIGHTLATCH:RENEW COMPLETE Nightlatch:Renew cylinder rim night latch, keep and pull handle, including altering door as necessary for new latch and provide two new keys.	NO	62.84
CAJ391305	NIGHTLATCH:RENEW CYLINDER BARREL Nightlatch:Renew cylinder barrel to night latch and provide two new keys.	NO	23.55
CAJ391307	NIGHTLATCH:RENEW SUITED CYLINDER BARREL Nightlatch:Renew suited cylinder barrel to nightlatch and provide two new keys.	NO	12.80
CAJ391309	NIGHTLATCH:OVERHAUL COMPLETE Nightlatch:Remove any type of cylinder nightlatch, dismantle, overhaul, repair, oil and assemble and refix to door.	NO	10.97
CAJ391313	NIGHTLATCH:RENEW PULL Nightlatch:Renew nightlatch finger full, dismantle latch, install new pull, oil and reassemble and refix to door.	NO	14.14
	Roller and Ball Catches		
CAJ391501	CATCH:RENEW CATCH AND KEEP Catch:Renew catch and keep including altering door as necessary for new catch and housing out frame for keep.	NO	11.50
CAJ391503	CUPBOARD:RENEW 50MM BRASS LOCK Cupboard:Renew 50mm brass cupboard lock.	NO	17.88
CAJ391505	CUPBOARD:RENEW DOOR CATCH Cupboard:Renew cupboard door catch (any type).	NO	8.45
CAJ391507	CUPBOARD:RENEW CATCH KEEP Cupboard:Renew cupboard catch keep including housing out frame as necessary.	NO	6.88

ITEM	DESCRIPTION	UNIT	RATE
Bolts, Security Bolts, Panic Bolts and Padlocks			
CAJ391701	BOLT:RENEW NE 250MM PADBOLT Bolt:Renew ne 250mm galvanised approved padbolt.	NO	9.88
CAJ391703	BOLT:RENEW 200MM TOWER BOLT Bolt:Renew 200mm tower bolt and keep.	NO	8.18
CAJ391705	BOLT:RENEW NE 150MM BARREL BOLT Bolt:Renew ne 150mm barrel bolt and keep.	NO	4.63
CAJ391707	BOLT:RENEW INDICATOR BOLT Bolt:Renew 175mm SAA bathroom indicator bolt and keep.	NO	13.57
CAJ391709	BOLT:RENEW MORTICE SECURITY BOLT Bolt:Renew or supply and fix new mortice security bolt with key operation and keep	NO	41.27
CAJ391711	BOLT:RENEW SINGLE PANIC BOLT Bolt:Renew approved SAA panic bolt and keep to single door.	NO	60.06
CAJ391713	BOLT:RENEW FIRE SECURITY BOLT Bolt:Renew fire security bolt, surface fixed to emergency exit doors comprising metal bolt held extended by clear glass tube retained by padlock including keep, hammer and chain.	NO	59.13
CAJ391715	BOLT:RENEW GLASS TO FIRE SECURITY BOLT Bolt:Renew glass tube to fire security bolt including reset.	NO	8.53
CAJ391719	BOLT AND KEEP:REMOVE EASE AND REFIX Bolt and Keep:Remove barrel bolt or bolt keep, oil and ease as necessary and refix bolt and or bolt keep in new position.	NO	4.41
CAJ391723	PADLOCK:RENEW OR SUPPLY PADLOCK Padlock:Renew or supply and fix 50mm galvanised approved padlock with two keys and hand to Client Representative.	NO	10.52
CAJ391725	HASP:RENEW WITH STAPLE Hasp:Renew any type of hasp and staple.	NO	17.61
CAJ391727	HASP:RENEW WITH PADLOCK Hasp:Renew any type of hasp, staple and 50mm galvanised approved padlock, supply two keys and hand keys to Client Representative.	NO	24.63
Fittings to Timber Windows			
CAJ391901	WINDOW FITTING:RENEW BRASS CASEMENT CATCH Window Fitting:Renew brass casement catch and keep to timber window.	NO	14.60
CAJ391905	WINDOW FITTING:RENEW BRASS STAY AND FASTENER Window Fitting:Renew any brass casement stay and two pin fastener and fix to timber window.	NO	15.21
CAJ391909	WINDOW FITTINGS:RENEW AA CASEMENT CATCH Window Fitting:Renew anodised aluminium standard or offset casement catch and keep to timber window.	NO	19.01
CAJ391913	WINDOW FITTINGS:RENEW AA STAY AND FASTENER Window Fitting:Renew any anodised aluminium casement stay and two pin fastener and fix to timber window.	NO	11.63
CAJ391917	WINDOW FITTINGS:RENEW ZINC ALLOY CASEMENT CATCH Window Fitting:Renew epoxy coated zinc alloy standard or offset casement catch and keep to timber window.	NO	10.16

ITEM	DESCRIPTION	UNIT	RATE
CAJ391921	WINDOW FITTINGS:RENEW ZINC ALLOY STAY AND FASTENER Window Fitting:Renew any epoxy coated zinc alloy casement stay and two pin fastener and fix to timber window.	NO	14.56
CAJ391925	WINDOW FITTINGS:RENEW GALVANISED SAFETY FASTENER Window Fitting:Renew galvanised safety window fastener and fix to timber window.	NO	20.78
CAJ391927	WINDOW FITTINGS:RENEW PIVOT WINDOW FASTENER Window Fitting:Renew pivot window fastener and receiver to timber window.	NO	19.58
CAJ391929	WINDOW FITTINGS:RENEW RESTRICTOR STAY Window Fitting:Renew window restrictor stay to timber window.	NO	25.66
CAJ391931	WINDOW FITTINGS:RENEW MORTICE SECURITY BOLT Window Fitting:Renew/supply and fix new mortice security bolt with key operation and keep and fix to timber window.	NO	36.96
CAJ391933	WINDOW FITTINGS:REFIX EASE ADJUST ANY TYPE Window Fitting:Refix, ease and adjust any loose window fitting to timber window.	NO	3.57
CAJ391937	WINDOW FITTINGS:RENEW WITH LOCKABLE TYPE STAY Window Fitting:Renew any type/supply and fix new anodised aluminium lockable casement stay and two threaded pin fasteners with key operation, fix to casement or fanlight of timber window, and provide two new keys.	NO	25.12
CAJ391939	WINDOW FITTINGS:RENEW LOCKABLE RESTRICTOR STAY Stay:Renew any type/supply and fix new anodised aluminium lockable restrictor security stay with key operation, fix to casement or fanlight of timber window, and provide two new keys.	NO	28.56
CAJ391941	WINDOW FITTINGS:RENEW LOCKABLE CASEMENT CATCH Catch:Renew any type/supply and fix new anodised aluminium lockable standard or offset casement catch and keep with key operation, fix to casement of timber window, and provide two new keys.	NO	25.92
CAJ391943	WINDOW FITTINGS:PROVIDE NEW KEYS Window Fittings:Supply only window key including all necessary cutting.	NO	3.36
Fittings to Steel Windows			
CAJ392101	WINDOW FITTING:RENEW HINGES EASE ADJUST STEEL Window Fitting:Renew hinges to casement sash or fanlight to window frame and ease and adjust (casement and fanlight in place).	NO	28.35
CAJ392103	WINDOW FITTING:RENEW FASTENER STAY TO STEEL SASH Window Fitting:Renew casement fastener or fanlight stay or casement stay or stay pin to steel window.	NO	16.14
CAJ392109	WINDOW FITTING:REPAIR, EASE, ADJUST TO STEEL SASH Window Fitting:Repair stay, fastener or catch to steel window and check, ease and adjust.	NO	9.48
CAJ392111	WINDOW FITTING:RENEW LOCKABLE STAY TO STEEL SASH Window Fitting:Renew/supply and fix new lockable type lock or restrictor stay with key operation to casement or fanlight to steel window, and provide two new keys.	NO	23.76

ITEM	DESCRIPTION	UNIT	RATE
Door Furniture including Viewer, Security Chain			
CAJ392501	DOOR FURNITURE:RENEW SET OF LEVER HANDLES Door Furniture:Renew set of anodised aluminium lever latch or lock furniture.	NO	13.39
CAJ392505	DOOR FURNITURE:RENEW SET OF KNOBS TO RIMLOCK Door Furniture:Renew set of rimlock knob furniture.	NO	15.33
CAJ392509	DOOR FURNITURE:RENEW OR INSTALL VIEWER Door Furniture:Renew or supply and fix new security door viewer including drilling/adapting hole through door as necessary and make good.	NO	12.11
CAJ392511	DOOR FURNITURE:RENEW OR INSTALL CHAIN Door Furniture:Renew or supply and fix new door security chain and make good.	NO	9.77
CAJ392513	DOOR FURNITURE:REFIX ANY LOOSE FITTING Door Furniture:Refix any loose door fitting to timber door.	NO	2.77
CAJ392515	DOOR FURNITURE:SUPPLY AND FIX KICKING PLATE Door Furniture:Supply and fix 16 gauge SAA kicking plate ne 900x300mm, screw fixed to any door.	NO	60.35
CAJ392517	DOOR FURNITURE:RENEW PULL HANDLES Door Furniture:Renew pull handle, SAA, 150mm.	NO	9.96
CAJ392519	DOOR FURNITURE:RENEW PUSH PLATES Door Furniture:Renew push or finger plate, SAA, 225x50mm.	NO	18.27
CAJ392521	DOORS:PROVIDE NEW NON-SUITED KEYS Doors:Supply only non suited key including all necessary cutting.	NO	4.27
CAJ392523	DOORS:PROVIDE NEW SUITED KEYS Doors:Supply only suited key including all necessary cutting.	NO	5.98
CAJ392525	DOOR FURNITURE:RENEW ESCUTCHEON SET Door Furniture:Renew with set of escutcheons to match existing.	NO	9.86
CAJ392527	DOOR FURNITURE:RENEW BATHROOM ESCUTCHEON SET Door Furniture:Renew with set of escutcheons to match existing complete with turn button, indicator and emergency release.	NO	19.39
Letterplates			
CAJ392701	LETTERPLATE:RENEW COMPLETE WITH KNOCKER Letterplate:Renew letter plate and knocker including plugging and redrilling holes and altering opening where necessary and provide and fix new brush type draught overluder.	NO	46.46
CAJ392702	LETTERPLATE:SUPPLY AND FIX NEW Letterplate:Supply and fix new letter plate including cutting opening and provide and fix new brush type draught excluder.	NO	72.72
CAJ392703	LETTERPLATE:RENEW FIREPROOF TYPE Letterplate:Renew fireproof letter plate and knocker to suit appropriate fire resisting door including plugging and redrilling holes and adapting opening where necessary.	NO	50.57
CAJ392705	LETTERPLATE:RENEW OR SUPPLY HIGH SECURITY COWL Letterplate:Renew or supply and fix new high security internal letter cowl screwed to internal face of door.	NO	31.02

ITEM	DESCRIPTION	UNIT	RATE
Door Numerals			
CAJ392901	DOOR NUMERAL:RENEW NE 3 NO Door Numeral:Renew or replace ne 3 No. letters or numerals.	IT	8.25
Door Stop			
CAJ393101	DOOR STOP:PROVIDE RUBBER STOP Door Stop:Supply and fix 25mm diameter rubber door stop to softwood or masonry.	NO	2.74
Cupboard Handles			
CAJ393301	CUPBOARD:RENEW CUPBOARD PULL Cupboard:Renew 44mm satin anodised aluminium cupboard pull handle.	NO	7.74
CAJ393303	CUPBOARD:RENEW PULL HANDLE Cupboard:Renew 100mm satin anodised aluminium 'D' pull handle, including plug holes where necessary.	NO	9.87
CAJ393305	CUPBOARD:REFIX PULL HANDLE Cupboard:Refix loose pull handle.	NO	2.33
CAJ393307	CUPBOARD:RENEW KNOB Cupboard:Renew satin anodised aluminium knob handle.	NO	3.24
Miscellaneous Works			
Ceiling Access Hatch			
CAJ395101	CEILING HATCH:FORM OPENING COMPLETE Ceiling Hatch:Cut opening through ceiling for access hatch, trim opening with ne 75x150mm pressure impregnated sawn softwood trimmers, 25x38mm softwood stops fixed to trimmers/joists, 19x69mm softwood architraves and 900x600x18mm blockboard trap, fully insulated, fix draught strips to perimeter of hatch, ironmongery, make good to plasterwork and decorate to match existing.	IT	149.32
CAJ395103	CEILING HATCH:RENEW BLOCKBOARD ACCESS HATCH Ceiling Hatch:Renew with 18mm blockboard access hatch, fully insulated including fit new draught strips, all ironmongery and decorate to match existing.	IT	71.70
CAJ395105	CEILING HATCH:FIX NEW PROPRIETARY HATCH Ceiling Hatch:Cut opening through ceiling, trim opening as necessary and supply and fix proprietary purpose make ceiling access hatch complete, make good all finishes and decorations.	IT	194.05
CAJ395107	CEILING HATCH:RENEW PROPRIETARY HATCH Ceiling Hatch:Renew existing proprietary ceiling hatch, remove existing, supply and fix proprietary purpose make ceiling access hatch complete, make good all finishes and decorations.	IT	138.69
CAJ395109	CEILING HATCH:OVERHAUL HATCH Ceiling Hatch:Repair access hatch including remove and refix hatch and ironmongery as necessary and leave in working order and remove waste and debris.	IT	13.84
CAJ395111	CEILING HATCH:RENEW DRAUGHT INSULATION STRIPS Ceiling Hatch:Renew or supply and fix draught insulation strips to access hatch.	IT	12.08

ITEM	DESCRIPTION	UNIT	RATE
Gain Entry			
CAJ396001	DWELLING:GAIN ACCESS Dwelling:Gain access for eviction or for tenant locked out or emergency works, including force access to door, cut out and splice in new piece to external door frame, touch up decorations, provide new barrel and two keys as necessary or gain access through window including remove existing glass, gain access, reglaze including make good and touch up decorations.	IT	53.45
CAJ396006	GARAGE:GAIN ACCESS Garage:Gain access for tenant, including force access including redrill for fixing bolts and alter door, provide new lock and collect and return keys to tenant.	NO	45.08
Boarding Up/Nailing Up			
CAJ397001	OPENING:BOARD UP WITH 12MM STERLING OR PLYWOOD Opening:Board up window or door with 12mm Sterling or plywood board or blockboard including cut to size, nail over window or door (NOT to frame) and leave secure (per opening).	NO	27.89
CAJ397003	OPENING:REMOVE BOARDING TO OPENINGS Opening:Remove boarding from window or door opening and make good. Leave property secure including refix boarding if required.	NO	7.29
CAJ397005	OPENING:NAIL UP WINDOW OR DOOR Opening:Nail up window or door and leave secure.	NO	5.61
CAJ397007	OPENING:REMOVE NAILS FROM OPENING Opening:Remove nails from window or door and make good (per window or door).	NO	3.21
Boarding Up Long Term Voids			
CAJ397021	OPENINGS:SECURITY FULL SCREENS FIRST WEEK Openings:Provide and install for an open period proprietary metal security screens to cover upto 2 doors and 8 windows, any size and type of opening, take down and refix as required during contract duration of Void Dwelling, leave secure when dwelling unattended and remove and make good on completion including providing security alarm if necessary (applicable to first week only).	IT	64.58
CAJ397023	OPENINGS:SECURITY EXTRA WINDOW FIRST WEEK Openings:Provide and install for an open period an additional proprietary metal security window screen to suit any size and type of opening window, take down and refix as required during contract duration of Void Dwelling, leave secure when dwelling unattended and remove and make good on completion (applicable to first week only).	NO	7.53
CAJ397024	OPENINGS:SECURITY EXTRA WINDOW ADDITIONAL HIRE Openings:Hire and maintenance of one proprietary metal security window screen to suit any size and type of opening window, for additional hire period beyond the initial hire period of one week, (only to be claimed when instructed by the Client Representative as an additional item) including any additional taking down and refixing as required during during contract duration of Void Dwelling, leave secure when dwelling unattended (per additional week of hire to 397023).	NO	6.48
CAJ397025	OPENINGS:SECURITY EXTRA DOOR FIRST WEEK Openings:Provide and install for an open period an additional proprietary metal security door screen to suit any size and type of door opening, take down and refix as required during contract duration of Void Dwelling leave secure when dwelling unattended and remove and make good on	NO	13.92

ITEM	DESCRIPTION	UNIT	RATE
	completion (applicable to first week only).		
CAJ397026	OPENINGS:SECURITY EXTRA DOOR ADDITIONAL HIRE Openings:Hire and maintenance of one proprietary metal security door screen to suit any size and type of door opening, for additional hire period beyond the initial hire period of one week, (only to be claimed when instructed by the Client Representative as an additional item) including any additional taking down and refixing as required during during contract duration of Void Dwelling, leave secure when dwelling unattended (per additional week of hire to 397025).	NO	7.53
CAJ397027	OPENINGS:SECURITY FULL ADDITIONAL HIRE Openings:Hire and maintenance of proprietary metal security screens to cover upto 2 doors and 8 windows for additional hire period beyond the initial hire period of one week, (only to be claimed when instructed by the Client Representative as an additional item) including any additional taking down and refixing as required during contract duration of Void Dwelling, leave secure when dwelling unattended including providing security alarm if necessary (per additional week of hire to to 397021).	NO	25.38
CAJ397029	OPENINGS:SECURITY PARTIAL SCREENS FIRST WEEK Openings:Provide and install for an open period proprietary metal security screens to cover upto 2 doors and 2 windows, any size and type of opening, take down and refix as required during contract duration of Void Dwelling, leave secure when dwelling unattended and remove and make good on completion including providing security alarm if necessary (applicable to first week only).	IT	50.93
CAJ397031	OPENINGS:SECURITY PARTIAL ADDITIONAL HIRE Openings:Hire and maintenance of proprietary metal security screens to cover upto 2 doors and 2 windows for additional hire period beyond the initial hire period of one week, (only to be claimed when instructed by the Client Representative as an additional item) including any additional taking down and refixing as required during contract duration of Void Dwelling, leave secure when dwelling unattended including providing security alarm if necessary (per additional week of hire to 397029).	NO	20.13
CAJ397033	OPENINGS:SECURITY INDIVIDUAL FIRST WEEK Openings:Provide and install for an open period an individual proprietary metal security window or door screen to suit any size of and type of opening, take down and refix as required during contract duration of Void Dwelling, leave secure when dwelling unattended and remove and make good on completion (applicable to first week only).	NO	34.92
CAJ397035	OPENINGS:SECURITY INDIVIDUAL ADDITIONAL HIRE Openings:Hire and maintenance of one proprietary metal security window or door screen, for additional hire period beyond the initial hire period of one week, (only to be claimed when instructed by the Client Representative as an additional item) including any additional taking down and refixing as required during during contract duration of Void Dwelling, leave secure when dwelling unattended (per additional week of hire to 397033).	NO	7.53
Carpentry and Joinery – Client Inspections			
CAJ398001	CLIENT INSPECTION:EXTERNAL JOINERY Client Inspection:Undertake client inspection and testing etc and report to Client Representative (any repairs required to be ordered must be instructed by Client Representative)	IT	13.13

ITEM	DESCRIPTION	UNIT	RATE
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KITCHEN COMPOSITE RATES AND ADDITIONAL WORKS

GENERAL

The following preambles are specifically for the replacement kitchen composite rate and detail requirements for a full kitchen replacement. They must be read in conjunction with the preambles in the Section 2 as standards specified in the main contract document for workmanship and materials for all trades such as plumbing, electrical and plastering, etc will apply.

SCOPE OF WORKS

The works involve the replacement of the existing kitchen units and associated pipework and finishes to houses, flats and bungalows of differing types and in various locations.

The typical works to each property is to strip out existing kitchen units, temporarily reposition appliances, remove existing wall and floor coverings, remove existing waste pipework, overboard existing ceiling with skim finish, re-wire kitchen circuit complete, renew consumer unit if necessary, install new kitchen to chosen layout and colour, provide new vinyl floor coverings and ceramic tiling to chosen colour, decorations and reinstalling existing appliances.

Where a property has a ground floor toilet a wash hand basin will be installed with hot and cold water supplies and waste pipes.

PROCEDURE

Kitchen Survey

The Council Representative, the contractor and a representative of Howden Joinery will visit each property. This visit shall entail full consultation with the tenant, agreeing the new kitchen layout and the tenant's choice of units, worktop, tiles, floor covering and wall colours. The survey should also take note of the tenant's preference regarding working hours (shift working) and any further information that the Contractor may need where the tenant may have special health needs.

The tenant choices and survey details confirming the extent of the works shall be entered onto a "Survey Form" and shall include an appliance list, a list of agreed additional works and the calculated floor area, rounded up to 2 decimal points.

Approved kitchen layout drawing

A drawing shall be produced by the contractor of the proposed layout of the kitchen that shall be sent to the Council for approval. It shall be the responsibility of the contractor to obtain the tenants signature, agreeing to the choices and new kitchen layout prior to installation.

Programme

The Contractor shall give each resident two weeks notice, in writing, of the exact start date and anticipated completion date.

Where the contractor has been given the orders for more than 4 kitchens in one instance, he shall be required to provide the Council with a programme of work. This is to be in a bar chart form with the various operations listed top to bottom and the proposed timescale for a typical property, shown in days, from left to right. This will be used to monitor the progress in each property. The Councils official orders will be raised as per the start and completion dates in the contractors programme.

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The Contractor is to keep the residents fully informed of progress, appointments are to be kept, and explanations to be given if delays occur. Sufficient notice is to be given if a pre-arranged appointment cannot be kept. The Contractor is to inform adjoining residents of dates for carrying out works. All works must be carried out within the working hours agreed with the resident.

The Contractors Method of Work should be carried out so as to cause minimum disruption to the residents. Visits are to be kept to a minimum with as much work as possible being carried out during each visit.

Maintain kitchen facilities

In addition to the Preliminaries and General Conditions, the Contractor must ensure that each resident has a facility for cooking and washing up at the end of each working day. Allow disconnecting, move and reconnecting on three occasions during the course of the works to each property. If, for any reason that this is not possible, then the Contractor is to provide temporary facilities achieving the same criteria.

Pricing of the Works

The Contractor is required to price the composite replacement kitchen rates based on the typical layouts included in the tender documentation. The Contractor is to note that kitchen layouts are typical and for tendering purposes only. The actual layout for each individual property will vary and subject to: the resident's preferences, different kitchen sizes, shapes and appliances. It should not be assumed that one layout would suit all properties.

The Schedule of Additional Kitchen Works is a list of items, which **may be** encountered during the course of a kitchen installation and is not exhaustive. These rates will be used to adjust the composite replacement kitchen rate, where additional work are required and not included within the composite rate. Where an additional item of work is not included within the schedule of additional kitchen works, the main schedule of rates will be used for the additional item.

The contractor will be required to obtain authorisation from the CA to proceed with additional work not included within the composite rate and a order will be adjusted accordingly.

Key Performance Indicators (KPIs)

Throughout the works the contractor shall monitor their performance and at 3 days before the expiry of each calendar month shall supply the Council with the results relating to the following KPIs. *(The preferred format would be in an Excel Programme, emailed direct to DDC)*

P0050 Response Success Rate: Number of attempts to contact tenant to gain access to install kitchen.

Number of response received.

P0051 Resident Satisfaction: Number of survey cards returned and input.

Number of satisfied residents

P0052 Achieving programme monthly and overall:

Number programmed to be completed at this stage in the programme.

Number actually completed.

P0053 Percentage of contractor appointments both kept and made:

From survey results, the total jobs raised where an appointment should be made.

From the survey returns, the total appointments kept by the contractor.

ITEM	DESCRIPTION	UNIT	RATE
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P0054 Percentage number of jobs varied (by volume):

Total number of jobs raised.

Total number of jobs varied.

P0055 Percentage extra cost added by variations:

Cost of orders when originally raised

Total value of orders after variations agreed

SPECIFICATION**Kitchen Units and Worktops**

Kitchens are to be obtained from Howden Joinery Co Unit 5, 3 the Acre Estate, Folkestone, Kent. CT19 5FG.

Tel: 01303 226783

Fax: 01303 227241

Units are to be rigid carcass with a choice to tenants of the following door fronts, taken from the Howden's Greenwich Range.

Greenwich White
Greenwich Oak
Greenwich Beech
Greenwich Walnut

The colour of exposed kitchen unit end panels shall match the door front colour.

Doors and draws shall have Nickel effect "D" handles.

The kitchen worktop shall be laminate 600mm deep x 38mm thick with a choice to tenants of the following colours;

Blackstone.....Black metal end caps and joint strips
Charcoal.....Black metal end caps and joint strips
Radiance Rose.....Silver metal end caps and joint strips
Light Granite.....Silver metal end caps and joint strips

The CA reserves the right to change the any of worktop and door colours.

The worktop height shall be adjusted using the legs on the kitchen units so that it is the same as the height of tenant's cooker.

A replacement kitchen composite rate is deemed to include all components required for the complete installation such as, plinths, adjustable legs, fixings, bolts and connectors etc and must be fixed in accordance with the manufactures instructions.

Taps

Supply and install Pegler Pillar Lever taps.

Pipework

If the existing hot and cold water supply pipe or gas pipe is found to be defective and requires renewing beyond the kitchen, the contractor will be paid extra for the pipework that falls outside the curtilage of the kitchen.

ITEM	DESCRIPTION	UNIT	RATE
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Foul Drainage above Ground

The waste pipes from existing kitchen sinks and washing machines are to be renewed. It is assumed that for all properties the pipe passes through the external wall and discharges at ground level over an existing gully or can be connected to a soil vent pipe.

All new pipework to be uPVC with fittings to comply with BS5255 with solvent welded joints, inclusive of all jointing pieces, connectors etc, fixing with pipe clips to backgrounds requiring plugging.

All sinks shall have a new trap with a seal of 75mm.

All external visible pipework, fittings, fixings etc to be BLACK.

Flooring

The existing kitchen floor coverings shall be removed and disposed of by the contractor and shall be replaced with 2mm thick, Eclipse Premium vinyl sheet flooring, available from Tarkett Limited, Dickley Lane, Lenham, Maidstone ME17 2QX. Tel: 01622 854000, Fax: 01622 854500.

Where the tenant has laid laminate flooring, its removal shall be deemed an addition to the Replacement Kitchen Composite Rate.

The new floor covering shall be installation in accordance with BS 8203 1996. Sub-floors must be smooth, hard, clean and dry before laying. Concrete floors are to receive a Latex-levelling compound to ensure a smooth even surface. Timber floors are to be covered with 6mm thick plywood. Vinyl must be allowed to relax for 24 hours in a uniform room temperature between 18°C and 27°C prior to installation. Adjacent sheets should be reverse laid. Vinyl must be seam welded and sealed at the perimeter and fixed with manufacturer-approved adhesive.

Tenants are to be given a choice of the following colours;

Jet	Ref 3440012
Cappuccino	Ref 3440002

The CA reserves the right to change the colours.

Vinyl flooring is not to be laid under kitchen units but is to be laid into recesses for appliances. The contractor shall allow for all wastage.

Apply sealant to junction of vinyl flooring and kitchen unit plinths and skirting etc, using Clear Dow Corning 785 Silicone Sealant (or a similar approved product), applied in accordance with the manufacturers recommendations.

Wall Tiling

Hack off all existing ceramic wall tiling and make good walls. Prepare plastered, plaster-boarded and masonry walls to provide adequate key and leave walls in suitable condition to receive new ceramic wall tiling

New ceramic wall tiling is to be 150 x 150 x 6.5mm gloss finish PRISMATICS available from, H & R Johnson Tiles Limited, Highgate Tile Works, Tunstall, Stoke-on-Trent, ST6 4JX Tel: 01782 575575, Fax: 01782 577377.

Tenants are to be given a choice of the following colours:

PRM57 White/Shark
PRG36 Peach Sorbet
PRV2 Victorian Cream

PRG8 Cappuccino - (randomly distributed amongst the white, peach or cream)

PRG6 Black - (randomly distributed amongst the white, peach or cream)

The CA reserves the right to change the colours.

ITEM	DESCRIPTION	UNIT	RATE
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Tiles should be fixed in accordance with BS5385: part 1:1990, "Code of Practice for the design and installation of internal ceramic tiling and mosaics in normal conditions" and BS5385: part 4:1986, "Code of Practice for ceramic tiling for the design and installation of internal ceramic tiling and mosaics in specific conditions".

Tiles are to be bedding on a ribbed thin bed Bal-Wall White Star adhesive or a similar approved product and grouted with Bal-Grout or similar approved product.

Use uPVC trims to finish tiles on exposed edges.

Joint width is to be 2mm.

Provide sealant movement joints at all internal corners and apply silicon sealant to perimeter of all newly installed worktops, using white Dow Corning 785 Sanitary Silicone Sealant (or a similar approved product, applied in accordance with the manufacturers recommendations).

The kitchen installation composite rate shall include for tiling 3 courses high above the perimeter of worktops, behind cooker space from skirting to worktop, and/or to the underside of extractor hoods where fixed.

Decorations

Strip existing wallpaper to kitchen, make good and prepare walls ready for paint finish. Apply 1 mist and two full coats of Silk Vinyl emulsion to all kitchen walls and ceiling.

Emulsion paint shall be Crown Trade Silk Vinyl (or similar approved manufacturer). Colour to be BS 08 B 15 - Magnolia for walls, BS 00 E 55 - White for ceilings.

Prepare and apply one undercoat and one gloss coat to all joinery and exposed pipework within the kitchen (include for one side of doors and 1 radiator). New joinery and pipework to receive an additional undercoat.

Gloss paint shall be Crown Trade Full Gloss (or similar approved manufacturer)
Colour to be BS 00 E 55 (white)

Preparation generally shall include; carefully remove all loose or defective areas of coating to a firm edge. Thoroughly clean by wiping down with white spirit or washing with water containing detergent. Remove heavy deposits of oil, grease, etc. with a suitable proprietary cleaning solution. Sand down gloss surfaces while still wet to provide a key. Rinse off and allow drying. Fill joints, cracks, holes and other depressions with filler worked well in and finished off flush with surface. Sand smooth and remove dust.

Materials used for filling etc to be recommended by the coating manufacturer for the situation and surfaces being prepared, unless specified otherwise. Use in accordance with the manufacturers recommendations.

ITEM	DESCRIPTION	UNIT	RATE
KT01DDA01	REPLACEMENT KITCHEN UNDER 11m ²	M2	540.00

Listed below are the items of work that will be deemed to be included within the composite replacement kitchen rate.

Pre-Installation

The Council Representative, the contractor and a representative of Howden Joinery will visit each property. This visit shall entail full consultation with the tenant, agreeing the new kitchen layout and the tenant's choice of units, worktop, tiles, floor covering and wall colours.

The tenant choices and survey details confirming the extent of the works shall be entered onto a "Survey Form" and shall include an appliance list, a list of agreed additional works and the calculated floor area, rounded up to 2 decimal points.

A drawing shall be produced by the contractor of the proposed layout of the kitchen that shall be sent to the Council for approval. It shall be the responsibility of the contractor to obtain the tenants signature, agreeing to the choices and new kitchen layout prior to installation.

The Contractor shall give each resident two weeks notice, in writing, of the exact start date and anticipated completion date.

Where the contractor has been given the orders for more than 4 kitchens in one instance, he shall be required to provide the Council with a programme of work. This is to be in a bar chart form with the various operations listed top to bottom and the proposed timescale for a typical property, shown in days, from left to right. This will be used to monitor the progress in each property. The Councils official orders will be raised as per the start and completion dates in the contractors programme.

The Installation

Remove existing kitchen - Carefully remove all existing base units, worktops, larder units and wall units and cart away ensuring no damage is caused to existing finishes, etc. Cut existing copper hot and coldwater pipework ready for new tails.

Remove existing finishes - Take up two layers of existing floor coverings, hack off existing wall tiles and tiled window cills and prepare walls ready to receive new wall tiling and completely strip existing wallpaper.

Infill - Remove existing 225 x 225mm sq air brick and brick up internally and externally to match existing.

Drain down and refill heating system - Examine the heating, hot and cold water system and identify all pipe runs in the vicinity of the works. Follow the manufacturers recommendations for draining down of the system prior to removing radiators and water carrying pipework. Allow for removing and refixing 1no. radiator. Follow manufacturers recommendations for re-filling the heating and hot water system upon completion of the works. Test operation and leave system in full working order ensuring all air has been purged.

ITEM	DESCRIPTION	UNIT	RATE
	<p>Temporary facilities. Provided each resident with a facility for cooking and washing up at the end of each working day. Allow to disconnect, move and reconnect on three occasions during the course of the works to each property. If for any reason that this is not possible, then the Contractor is to provide temporary facilities achieving the same criteria. Carefully examine existing appliances, note any defect/damage. Move appliance to temporary location agreed with resident. Allow three moves during course of the works including temporary connections.</p>		
	<p>If the existing hot and cold water supply pipe is found to be defective and requires renewing beyond the kitchen, the contractor will be paid extra for the pipework that falls outside the curtilage of the kitchen.</p>		
	<p>Fix new kitchen - Supply and install new kitchen as per the approved kitchen plan. To including stainless steel inset sink top with lever taps, 40mm waste pipes and 75mm deep seal trap, with spigot for washing machine waste pipe connection. Allow access to stop cock, electric meters, controls etc. Install and connect 15mm tails for hot and cold water with isolating valves at junction of existing pipework and new tails. Connect to taps with new tap connectors. (Flexible tap connectors not permitted). Extend hot and cold water supplies to new washing machine location and install isolation valves with tap for connecting hoses.</p>		
	<p>Where hot and cold supply pipes are not concealed behind kitchen units they shall be boxed in. (Heating system pipes serving the kitchen radiator are not required to be concealed) .</p>		
	<p>The contractor will be required in install an adequate quantity of kitchen base units, wall units and worktop to satisfy the Contract Administrator. Typical kitchen layouts are included within this specification to give the contractor an indication of the quantities expected. <u>The contractor will not be paid for any units or worktop over and above this composite rate.</u></p>		
	<p>The colour of exposed kitchen unit end panels shall match the door front colour.</p>		
	<p>Floor - Replace skirting where required to match existing, apply one layer of Latex self-levelling compound to existing concrete floor or plywood over timber floor where units are not to be fixed. Provide and lay Polyflor XL vinyl sheet flooring in strict accordance with the manufacturers instructions. Apply waterproof sealant at junctions of flooring and kitchen unit plinths and skirting. Install 1no aluminium edging strip to junction of new vinyl and existing floor coverings.</p>		
	<p>Overboard ceiling - Overboard existing ceiling using 12.5mm plasterboard with skim coat finish.</p>		
	<p>Wall tiling - Fix new glazed ceramic wall tiling to perimeter of worktops, window cill, behind cooker from skirting to worktop and below extractor hood if fitted. Apply waterproof sealant at junctions of worktop and ceramic wall tiling. Use uPVC trims to finish tiles on exposed edges.</p>		
	<p>Decorations - Paint all kitchen walls and new ceiling with vinyl silk emulsion. Prepare and apply one undercoat and one gloss coat to all joinery and exposed pipework within the kitchen (include for one side of 2 doors and 1 radiator). New joinery and pipework to receive an additional undercoat.</p>		
	<p>Remove and refix fixtures - Typical fixtures to include roller blind/curtains, net curtain and 3no miscellaneous items that require plugging and screwing. Any further fixtures to be noted on Survey Form.</p>		

ITEM	DESCRIPTION	UNIT	RATE
	<p>Rewire – Strip out existing and rewire kitchen complete from Consumer Unit. Allow for 4no. Double switched socket outlets fixed above worktop, 3 no fused spurs above worktop level operating 3no low level single outlets (fridge, freezer & washing machine), 1no cooker point, 1no.1500mm fluorescent light and diffuser with a 1 way or 2No 2way light switches as appropriate. Reconnect existing extractor fans.</p>		
	<p>Ring main to be chased into existing walls, cables above worktop to be chased in with metal capping protection. Cables in ceiling taken behind new over-boarded ceiling. Make good all disturbed plaster.</p>		
	<p>Carry out all electrical supplementary bonding of the stainless steel sink. Provide electrical test certificate for each property.</p>		
	<p>Gas pipework - Adapt existing gas supply to new cooker position complete with new back-plate and bayonet. Maintain supply to existing boiler throughout kitchen installation work. Supply and install safety chains to gas cookers. Provide gas safety certificate for each property.</p>		
	<p>If the existing gas supply pipe is found to be defective and requires renewing beyond the kitchen, the contractor will be paid extra for the pipework that falls outside the curtilage of the kitchen.</p>		
	<p>Where gas pipes are not concealed behind kitchen units they shall be boxed in with a vented timber or vented uPVC casing.</p>		
	<p>Thoroughly Clean - kitchen and leave in tidy condition, include reposition appliances, remove protection and leave areas affected by the works in a clean and tidy condition.</p>		
	<p><u>Post Completion</u></p>		
	<p>Key Performance Indicators (KPIs) – Obtain, monitor and provide KPIs P0050 to P0055 for the kitchen installation.</p>		

ITEM	DESCRIPTION	UNIT	RATE
KT01DAA02	<p>REPLACEMENT KITCHEN 11m2 to 14m2 Listed below are the items of work that will be deemed to be included within the composite replacement kitchen rate.</p> <p><u>Pre-Installation</u></p> <p>The Council Representative, the contractor and a representative of Howden Joinery will visit each property. This visit shall entail full consultation with the tenant, agreeing the new kitchen layout and the tenant's choice of units, worktop, tiles, floor covering and wall colours.</p> <p>The tenant choices and survey details confirming the extent of the works shall be entered onto a "Survey Form" and shall include an appliance list, a list of agreed additional works and the calculated floor area, rounded up to 2 decimal points.</p> <p>A drawing shall be produced by the contractor of the proposed layout of the kitchen that shall be sent to the Council for approval. It shall be the responsibility of the contractor to obtain the tenants signature, agreeing to the choices and new kitchen layout prior to installation.</p> <p>The Contractor shall give each resident two weeks notice, in writing, of the exact start date and anticipated completion date.</p> <p>Where the contractor has been given the orders for more than 4 kitchens in one instance, he shall be required to provide the Council with a programme of work. This is to be in a bar chart form with the various operations listed top to bottom and the proposed timescale for a typical property, shown in days, from left to right. This will be used to monitor the progress in each property. The Councils official orders will be raised as per the start and completion dates in the contractors programme.</p> <p><u>The Installation</u></p> <p>Remove existing kitchen - Carefully remove all existing base units, worktops, larder units and wall units and cart away ensuring no damage is caused to existing finishes, etc. Cut existing copper hot and coldwater pipework ready for new tails.</p> <p>Remove existing finishes - Take up two layers of existing floor coverings, hack off existing wall tiles and tiled window cills and prepare walls ready to receive new wall tiling and completely strip existing wallpaper.</p> <p>Infill - Remove existing 9" sq air brick and brick up internally and externally to match existing.</p> <p>Drain down and refill heating system - Examine the heating, hot and cold water system and identify all pipe runs in the vicinity of the works. Follow the manufacturers recommendations for draining down of the system prior to removing radiators and water carrying pipework. Allow for removing and refixing 1no. radiator. Follow manufacturers recommendations for re-filling the heating and hot water system upon completion of the works. Test operation and leave system in full working order ensuring all air has been purged.</p> <p>Temporary facilities. Provided each resident with a facility for cooking and washing up at the end of each working day. Allow to disconnect, move and reconnect on three occasions during the course of the works to each property. If for any reason that this is not possible, then the Contractor is to provide temporary facilities achieving the same criteria. Carefully examine existing appliances, note any defect/damage. Move appliance to temporary location agreed with resident. Allow three moves during course of the works including temporary connections.</p>	M2	385.00

ITEM	DESCRIPTION	UNIT	RATE
	<p>If the existing hot and cold water supply pipe is found to be defective and requires renewing beyond the kitchen, the contractor will be paid extra for the pipework that falls outside the curtilage of the kitchen.</p> <p>Fix new kitchen - Supply and install new kitchen as per the approved kitchen plan. To including stainless steel inset sink top with lever taps, 40mm waste pipes and 75mm deep seal trap, with spigot for washing machine waste pipe connection. Allow access to stop cock, electric meters, controls etc. Install and connect 15mm tails for hot and cold water with isolating valves at junction of existing pipework and new tails. Connect to taps with new tap connectors. (Flexible tap connectors not permitted). Extend hot and cold water supplies to new washing machine location and install isolation valves with tap for connecting hoses.</p> <p>Where hot and cold supply pipes are not concealed behind kitchen units they shall be boxed in. (Heating system pipes serving the kitchen radiator are not required to be concealed).</p> <p>The contractor will be required in install an adequate quantity of kitchen base units, wall units and worktop to satisfy the Contract Administrator. Typical kitchen layouts are included within this specification to give the contractor an indication of the quantities expected. <u>The contractor will not be paid for any units or worktop over and above this composite rate.</u></p> <p>The colour of exposed kitchen unit end panels shall match the door front colour.</p> <p>Floor - Replace skirting where required to match existing, apply one layer of Latex self-levelling compound to existing concrete floor or plywood over timber floor where units are not to be fixed. Provide and lay Polyflor XL vinyl sheet flooring in strict accordance with the manufacturers instructions. Apply waterproof sealant at junctions of flooring and kitchen unit plinths and skirting. Install 1no aluminium edging strip to junction of new vinyl and existing floor coverings.</p> <p>Overboard ceiling - Overboard existing ceiling using 12.5mm plasterboard with skim coat finish.</p> <p>Wall tiling - Fix new glazed ceramic wall tiling to perimeter of worktops, window cill, behind cooker from skirting to worktop and below extractor hood if fitted. Apply waterproof sealant at junctions of worktop and ceramic wall tiling. Use uPVC trims to finish tiles on exposed edges.</p> <p>Decorations - Paint all kitchen walls and new ceiling with vinyl silk emulsion. Prepare and apply one undercoat and one gloss coat to all joinery and exposed pipework within the kitchen (include for one side of 2 doors and 1 radiator). New joinery and pipework to receive an additional undercoat.</p> <p>Remove and refix fixtures - Typical fixtures to include roller blind/curtains, net curtain and 3no miscellaneous items that require plugging and screwing. Any further fixtures to be noted on Survey Form.</p> <p>Rewire – Strip out existing and rewire kitchen complete from Consumer Unit. Allow for 4no. Double switched socket outlets fixed above worktop, 3 no fused spurs above worktop level operating 3no low level single outlets (fridge, freezer & washing machine), 1no cooker point, 1no.1500mm fluorescent light and diffuser with a 1 way or 2No 2way light switches as appropriate. Reconnect existing extractor fans.</p> <p>Ring main to be chased into existing walls, cables above worktop to be chased in with metal capping protection. Cables in ceiling taken behind new over-boarded ceiling. Make good all disturbed plaster.</p>		

ITEM	DESCRIPTION	UNIT	RATE
	<p>Carry out all electrical supplementary bonding of the stainless steel sink. Provide electrical test certificate for each property.</p> <p>Gas pipework - Adapt existing gas supply to new cooker position complete with new back-plate and bayonet. Maintain supply to existing boiler throughout kitchen installation work. Supply and install safety chains to gas cookers. Provide gas safety certificate for each property.</p> <p>If the existing gas supply pipe is found to be defective and requires renewing beyond the kitchen, the contractor will be paid extra for the pipework that falls outside the curtilage of the kitchen.</p> <p>Where gas pipes are not concealed behind kitchen units they shall be boxed in with a vented timber or vented uPVC casing</p> <p>The contractor is to allow for the completion of a CP12 (Landlords Gas Safety record) whenever alterations are made to the gas installation, i.e. when moving a cooker point or reconnecting a cooker or hob. The completed CP12 should be forwarded by the contractor to Dover District Council's managing agent Gas Control Services, Suite 2, Taunton House, Waterside Court, Neptune Way, Rochester ME2 4NZ.</p> <p>Thoroughly Clean - kitchen and leave in tidy condition, include reposition appliances, remove protection and leave areas affected by the works in a clean and tidy condition.</p> <p><u>Post Completion</u></p> <p>Key Performance Indicators (KPIs) – Obtain, monitor and provide KPIs P0050 to P0055 for the kitchen installation.</p>		

ITEM	DESCRIPTION	UNIT	RATE
KT01DAA03	REPLACEMENT KITCHEN OVER 14m2	M2	298.00

Listed below are the items of work that will be deemed to be included within the composite replacement kitchen rate.

Pre-Installation

The Council Representative, the contractor and a representative of Howden Joinery will visit each property. This visit shall entail full consultation with the tenant, agreeing the new kitchen layout and the tenant's choice of units, worktop, tiles, floor covering and wall colours.

The tenant choices and survey details confirming the extent of the works shall be entered onto a "Survey Form" and shall include an appliance list, a list of agreed additional works and the calculated floor area, rounded up to 2 decimal points.

A drawing shall be produced by the contractor of the proposed layout of the kitchen that shall be sent to the Council for approval. It shall be the responsibility of the contractor to obtain the tenants signature, agreeing to the choices and new kitchen layout prior to installation.

The Contractor shall give each resident two weeks notice, in writing, of the exact start date and anticipated completion date.

Where the contractor has been given the orders for more than 4 kitchens in one instance, he shall be required to provide the Council with a programme of work. This is to be in a bar chart form with the various operations listed top to bottom and the proposed timescale for a typical property, shown in days, from left to right. This will be used to monitor the progress in each property. The Councils official orders will be raised as per the start and completion dates in the contractors programme.

The Installation

Remove existing kitchen - Carefully remove all existing base units, worktops, larder units and wall units and cart away ensuring no damage is caused to existing finishes, etc. Cut existing copper hot and coldwater pipework ready for new tails.

Remove existing finishes - Take up two layers of existing floor coverings, hack off existing wall tiles and tiled window cills and prepare walls ready to receive new wall tiling and completely strip existing wallpaper.

Infill - Remove existing 9" sq air brick and brick up internally and externally to match existing.

Drain down and refill heating system - Examine the heating, hot and cold water system and identify all pipe runs in the vicinity of the works. Follow the manufacturers recommendations for draining down of the system prior to removing radiators and water carrying pipework. Allow for removing and refixing 1no. radiator. Follow manufacturers recommendations for re-filling the heating and hot water system upon completion of the works. Test operation and leave system in full working order ensuring all air has been purged.

Temporary facilities. Provided each resident with a facility for cooking and washing up at the end of each working day. Allow to disconnect, move and reconnect on three occasions during the course of the works to each property. If for any reason that this is not possible, then the Contractor is to provide temporary facilities achieving the same criteria. Carefully examine existing appliances, note any defect/damage. Move

ITEM	DESCRIPTION	UNIT	RATE
	<p>appliance to temporary location agreed with resident. Allow three moves during course of the works including temporary connections.</p> <p>If the existing hot and cold water supply pipe is found to be defective and requires renewing beyond the kitchen, the contractor will be paid extra for the pipework that falls outside the curtilage of the kitchen.</p> <p>Fix new kitchen - Supply and install new kitchen as per the approved kitchen plan. To including stainless steel inset sink top with lever taps, 40mm waste pipes and 75mm deep seal trap, with spigot for washing machine waste pipe connection. Allow access to stop cock, electric meters, controls etc. Install and connect 15mm tails for hot and cold water with isolating valves at junction of existing pipework and new tails. Connect to taps with new tap connectors. (Flexible tap connectors not permitted). Extend hot and cold water supplies to new washing machine location and install isolation valves with tap for connecting hoses.</p> <p>Where hot and cold supply pipes are not concealed behind kitchen units they shall be boxed in. (Heating system pipes serving the kitchen radiator are not required to be concealed)</p> <p>The contractor will be required in install an adequate quantity of kitchen base units, wall units and worktop to satisfy the Contract Administrator. Typical kitchen layouts are included within this specification to give the contractor an indication of the quantities expected. <u>The contractor will not be paid for any units or worktop over and above this composite rate.</u></p> <p>The colour of exposed kitchen unit end panels shall match the door front colour.</p> <p>Floor - Replace skirting where required to match existing, apply one layer of Latex self-levelling compound to existing concrete floor or plywood over timber floor where units are not to be fixed. Provide and lay Polyflor XL vinyl sheet flooring in strict accordance with the manufacturers instructions. Apply waterproof sealant at junctions of flooring and kitchen unit plinths and skirting. Install 1no aluminium edging strip to junction of new vinyl and existing floor coverings.</p> <p>Overboard ceiling - Overboard existing ceiling using 12.5mm plasterboard with skim coat finish.</p> <p>Wall tiling - Fix new glazed ceramic wall tiling to perimeter of worktops, window cill, behind cooker from skirting to worktop and below extractor hood if fitted. Apply waterproof sealant at junctions of worktop and ceramic wall tiling. Use uPVC trims to finish tiles on exposed edges.</p> <p>Decorations - Paint all kitchen walls and new ceiling with vinyl silk emulsion. Prepare and apply one undercoat and one gloss coat to all joinery and exposed pipework within the kitchen (include for one side of 2 doors and 1 radiator). New joinery and pipework to receive an additional undercoat.</p> <p>Remove and refix fixtures - Typical fixtures to include roller blind/curtains, net curtain and 3no miscellaneous items that require plugging and screwing. Any further fixtures to be noted on Survey Form.</p> <p>Rewire – Strip out existing and rewire kitchen complete from Consumer Unit. Allow for 4no. Double switched socket outlets fixed above worktop, 3 no fused spurs above worktop level operating 3no low level single outlets (fridge, freezer & washing machine), 1no cooker point, 1no.1500mm fluorescent light and diffuser with a 1 way or 2No 2way light switches as appropriate. Reconnect existing extractor fans.</p>		

ITEM	DESCRIPTION	UNIT	RATE
	<p>Ring main to be chased into existing walls, cables above worktop to be chased in with metal capping protection. Cables in ceiling taken behind new over-boarded ceiling. Make good all disturbed plaster.</p>		
	<p>Carry out all electrical supplementary bonding of the stainless steel sink. Provide electrical test certificate for each property.</p>		
	<p>Gas pipework - Adapt existing gas supply to new cooker position complete with new back-plate and bayonet. Maintain supply to existing boiler throughout kitchen installation work. Supply and install safety chains to gas cookers. Provide gas safety certificate for each property.</p>		
	<p>If the existing gas supply pipe is found to be defective and requires renewing beyond the kitchen, the contractor will be paid extra for the pipework that falls outside the curtilage of the kitchen.</p>		
	<p>Where gas pipes are not concealed behind kitchen units they shall be boxed in with a vented timber or vented uPVC casing.</p>		
	<p>Thoroughly Clean - kitchen and leave in tidy condition, include reposition appliances, remove protection and leave areas affected by the works in a clean and tidy condition.</p>		
	<p><u>Post Completion</u></p>		
	<p>Key Performance Indicators (KPIs) – Obtain, monitor and provide KPIs P0050 to P0055 for the kitchen installation.</p>		

ITEM	DESCRIPTION	UNIT	RATE
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ADDITIONAL WORKS TO COMPOSITE REPLACEMENT KITCHEN RATE

The following rates are works that may encountered during a kitchen refurbishment and will be used to order work over and above the work deemed to be included within a replacement kitchen composite rate.

The C A's agreement must be obtained prior to progressing with any of the following works.

ITEM	DESCRIPTION	UNIT	RATE
KT02DAA01	WALL: RENEW APPLY 3MM SKIM PLASTER IN PATCH Wall: Renew defective or apply new skim coat of plaster in patch including hack off existing and renew including all preparation and joints to existing surfaces and remove waste and debris.	IT	13.88
KT02DAA02	WALL: RENEW APPLY 3MM SKIM COAT PLASTER Wall: Renew defective or apply new skim coat of plaster including hack off existing and renew including all preparation and joints to existing surfaces and remove waste and debris.	SM	10.82
KT02DAA03	WALL: HACK REPLASTER DUB OUT Wall: Hack off plaster, rake out and prepare background, float and set to walls including additional coat or dub out as necessary with cement and sand including all labours and remove waste and debris.	SM	42.41
KT02DAA04	WALL: RENEW NE 12.5MM PLASTERBOARD 3MM SKIM Wall: Take down plasterboard or lath and plaster to wall, denail studs etc. and prepare, supply, cut and fix ne 12.5mm plasterboard to wall including scrim joints and 3mm skim plaster, additional support battens, noggins etc. to studs including all labours and remove waste and debris.	SM	29.62
KT02DAA07	FLOOR TILES: HACK UP VINYL TILES Floor Tiles: Hack off vinyl floor tiles, including make good bed under and remove waste and debris.	SM	7.20
KT02DAA08	SCREED: HACK UP SCREED Screed: Hack up any thickness of floor screed and remove waste and debris.	SM	19.70
KT02DAA11	DUCT: RENEW PLYWOOD DUCT CASING SIDE NE 300MM Duct: Renew pipe duct casing side with 6mm plywood casing upto 300mm wide, screw to framing with brass cups and screws and decorate to match existing and remove waste and debris.	LM	21.52
KT02DAA12	PARTITION: FILL IN OPENING IN TIMBER STUDDING Partition: Fill in existing opening in stud partition with ne 50 x 100mm sole and head plate, noggins and studs fixed with nails or plugged and screwed to walls, and pack out and scribe, 12.5mm taper edged plasterboard scrim jointed and all labours and provide skirting to match existing to both faces.	SM	95.50
KT02DAA13	CLIENT INSPECTION: REMOVE AND REFIX DUCT CASING Duct: Remove pipe duct casing for client inspection and later refix including all making good and make good decorations to match existing and remove waste and debris.	LM	9.12
KT02DAA14	SKIRTING: RENEW SOFTWOOD SKIRTING Skirting: Renew any size softwood plain, moulded or chamfered skirting plugged to brickwork, including all ends and angles and decorate to match existing and remove waste and debris.	LM	20.06

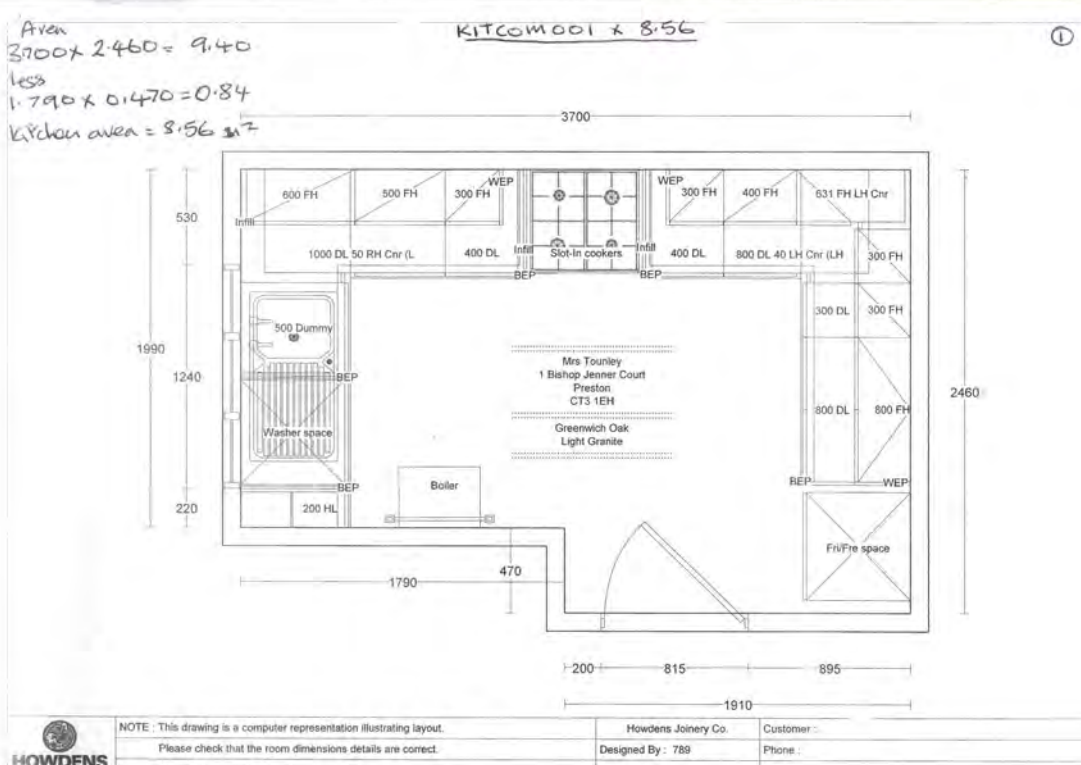
ITEM	DESCRIPTION	UNIT	RATE
KT02DAA15	<p>DOOR: RENEW INTERNAL PLY FLUSH</p> <p>Door: Renew internal door with any size ne 40mm thick single skeleton core flush door with 3.2mm luan, white Meranti or other approved plywood facing both sides and 9mm hardwood lipping on long edges, including remove existing door and hinges, remove and refit door stops as necessary, fit and hang new door on one pair of 100mm steel butt hinges, make good or alter butt recesses on frame, door complete with all ironmongery, make good and prepare to decorate and remove waste and debris.</p>	NO	125.55
KT02DAA16	<p>LINING: TAKE DOWN AND CLEAR</p> <p>Wall:Take down any type of wall linings, clear away and denail studding, areas over 1.00sm and remove waste and debris.</p>	SM	3.06
KT02DAA17	<p>CURTAIN TRACK: RENEW INCLUDING RUNNERS</p> <p>Curtain Track:Renew or supply and fix new proprietary plastic curtain track system of any type and fixing to any type of background inclusive of all runners, brackets, end stops and similar fittings, plugging, screwing and making good as necessary.</p>	LM	16.87
KT02DAA18	<p>WINDOWBOARD: RENEW PVCU</p> <p>Windowboard:Renew existing with PVCu ne 25 x 300mm windowboard fixed with approved adhesive or other approved concealed fixing method to brickwork, make good plasterwork and decorations.</p>	LM	37.62
KT02DAA22	<p>REWIRE/INSTALL SPUR</p> <p>Rewire or provide new spur (Maximum length 3m), in surface mounted mini trunking/concealed where possible or chased in conduit, as ordered, connect to ring or radial circuit / consumer unit (existing protective device) and supply and fit new accessory / fused connection unit, pattress or back box, Double socket Outlet, Single Socket Outlet or reconnect existing appliance. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>	NO	32.50
KT02DAA23	<p>CONS UNIT, SPLIT LOAD WITH DUAL RCD's AND MCBs</p> <p>Install new or replace existing consumer unit. Isolate supply, disconnect, clear away and make good if necessary. Supply and fit in same or new location as ordered, 12 or 15 module surface insulated consumer unit (MK ref K5686's mag 17 ED or K5681's mag 17 ED) complete with 100A main isolator (5500's) and two 63A, 80A or 100A 30Ma Residual Current Devices (5760's, 5780's or 7700's) as appropriate to comply with the current edition of BS7671, up to 8 suitably sized M.C.B's and connect to served circuits. To include extending of circuits and upgrading of meter tails and main earth conductor where necessary. Reconnect electricity supply, undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>	NO	170.00
KT02DAA24	<p>RENEW 100MM EXTRACTOR FAN</p> <p>Supply and install new or replacement 100mm mechanical extract to wall, ceiling or inline, any surface position. Connect to existing electrical wiring or new circuit as measured elsewhere. Electric shutter, humidistat and pull cord over-ride as ordered. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>	NO	60.00
KT02DAA25	<p>INSTALL VENT AXIA LO-CARBON VA150 SELV KITCHEN AREA</p> <p>Supply and install new or replacement Vent Axia Lo-Carbon mechanical extract to wall or ceiling, any surface position. Connect to existing electrical wiring or new circuit as measured elsewhere. Reference number: "459125". Includes electric shutter, humidistat and pull cord over-ride. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>	NO	200.00

ITEM	DESCRIPTION	UNIT	RATE
	Note - For new installations see code below for allowance for preparing structural opening.		
KT02DAA26	PREPARE STRUCTURAL OPENING FOR NEW ELECTRIC VENTILATOR Cut hole up to 150mm through building fabric for electric ventilator. Fit ducting and outlet grill, make good on completion and remove waste and debris.	OCC	35.00
KT02DAA27	RENEW SMALL ACCESSORY Isolate disconnect and remove any accessory and any damaged back box or pattress (replace with malleable plastic or metal flush as necessary). Replace and reconnect accessory to include any one of the following: <ul style="list-style-type: none"> - Single Switched Socket Outlet - Double Switched Socket Outlet - Switched Fused Spur - Unswitched Fused Spur - Double Pole Switch - Low Level Cooker Outlet - Flex Outlet Plate - Blank Plate - Any lighting plate switch (one or two way single or multi-gang) - 6A pull switch - Pendant set - Baton holder <p>Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p> <p>Note - Pattress or back box only need be replaced if damaged. Rate to apply for changing SSSO to DSSO and for other accessories of a similar value that may not be specifically identified above.</p>	NO	15.00
KT02DAA30	WALL: DEMOLISH PLASTERED 1/2B WALL Wall: Take down half brick or 100mm blockwork non-load bearing wall and remove waste and debris, including associated doors, frames, skirtings, plaster etc., make good the existing structure at intersection with internal and external walls, make good to existing floor and screeds, plaster ceiling and skirtings.	SM	33.28
KT02DAA31	OPENING: BUILD UP EXTERNAL IN FACINGS Opening: Build up existing opening for door or window, remove door or window frame, tiled cill, concrete cill, internal lintol, flat brick on edge arch over, build up externally in facing bricks to match existing, matching tinted mortar and pointed as existing, allow for cutting, tothing and bonding into existing reveals, block up internally with 100mm blockwork finished with 2 coats of plaster flush with existing walls, include for new dpc's and stainless steel wall ties, make good any cavity wall insulation, and remove waste and debris.	SM	158.63
KT02DAA33	RADIATOR: RENEW SINGLE PANEL NE 600 X 600 Radiator: Shut off valves and drain down, remove and renew with single panel radiator and brackets ready primed ne 600x600mm, make all necessary connections to existing valves, reinstate water supply, refill, install corrosion inhibitor, vent and test, and remove waste and debris.	IT	72.68
KT02DAA35	WASHING MACHINE: SUPPLY VALVES OR STOP TAPS Washing Machine: Supply and fix hot and cold water washing machine valves including adapt and extend existing pipework ne 1m, install in line service pipe stop taps to hot and cold water supply/mains service, make all joints and test on completion, and remove waste and debris.	IT	71.20

ITEM	DESCRIPTION	UNIT	RATE
KT02DAA36	<p>STOPCOCK: RENEW 15MM DIAMETER</p> <p>Stopcock: Renew 15mm stopcock connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test, and remove waste and debris.</p>	NO	29.65
KT02DAA37	<p>PIPE: RENEW OR INSTALL 15MM COPPER</p> <p>Pipe: Renew or fix new any 15mm diameter pipe with copper pipe fixed with clips and including all made bends, connectors, fittings and any adaptors for jointing to pipes of other material, and remove waste and debris.</p>	LM	18.54
KT02DAA38	<p>WASTE: RENEW 32MM PIPE AND TRAP BASIN</p> <p>Waste: Renew waste to any sink or basin in ne 32mm plastic pipework complete including trap, all fittings, clips, cut or form holes and make good, make all necessary connections to stack, gully or hopper head and test, and remove waste and debris.</p>	NO	48.95
KT02DAA39	<p>BASIN: RENEW ON BRACKETS COMPLETE</p> <p>Basin: Renew vitreous china wash hand basin size ne 560x406mm complete with brackets, new taps and waste fitting, reconnect existing supply pipework including any adjustments, provide new service valves if not already installed, complete with new plug and chain, plastic trap, connect to waste and test all joints, make good existing or fix new 300mm high glazed wall tile splashback fixed with adhesive including all labours, silicone sealant between splashback and crossbond, and remove waste and debris.</p>	NO	193.75
KT02DAA40	<p>SERVICE VALVE: RENEW OR INSTALL 15MM</p> <p>Service Valve: Renew or install 15mm isolating or slot or screw operated service valve connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test, and remove waste and debris.</p>	NO	24.78

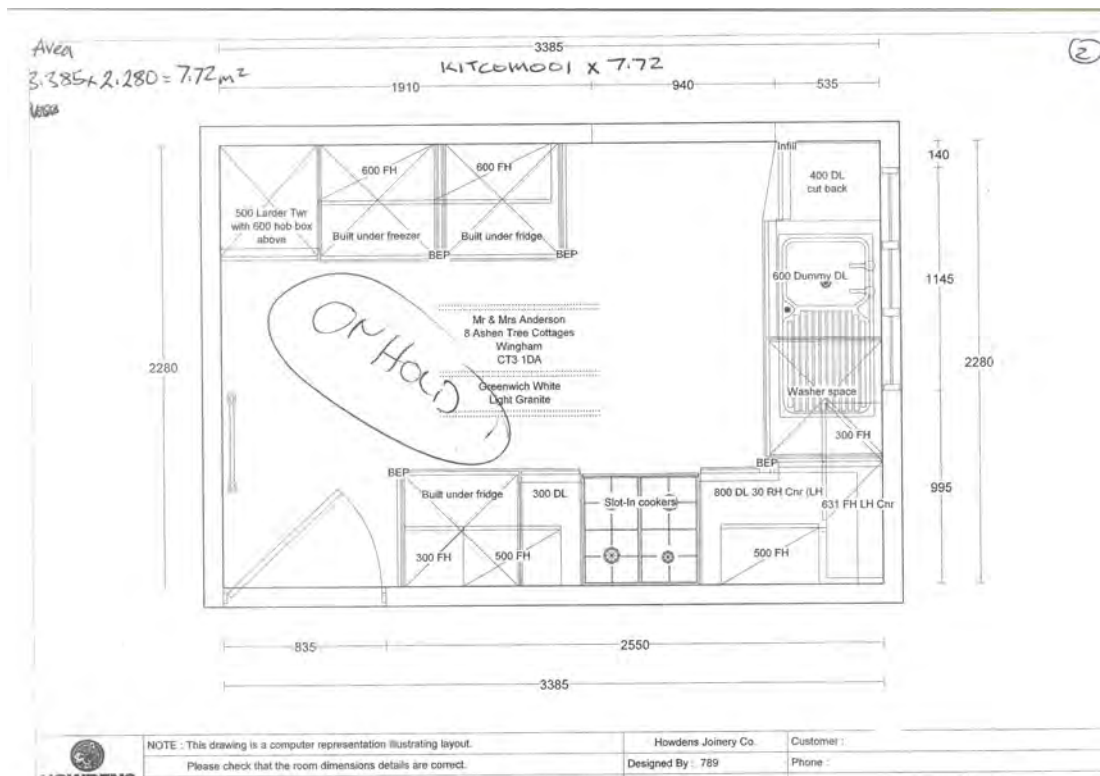
ITEM DESCRIPTION UNIT RATE

KITCHEN LAYOUT 1



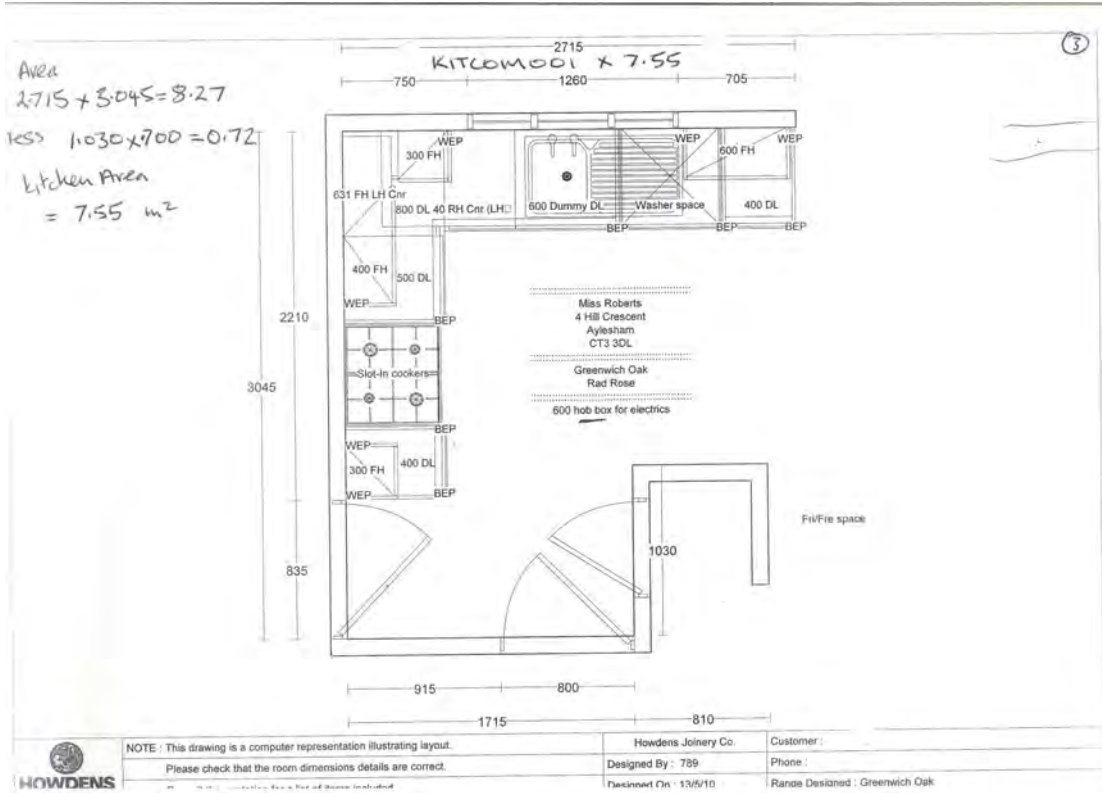
ITEM DESCRIPTION UNIT RATE

KITCHEN LAYOUT 2



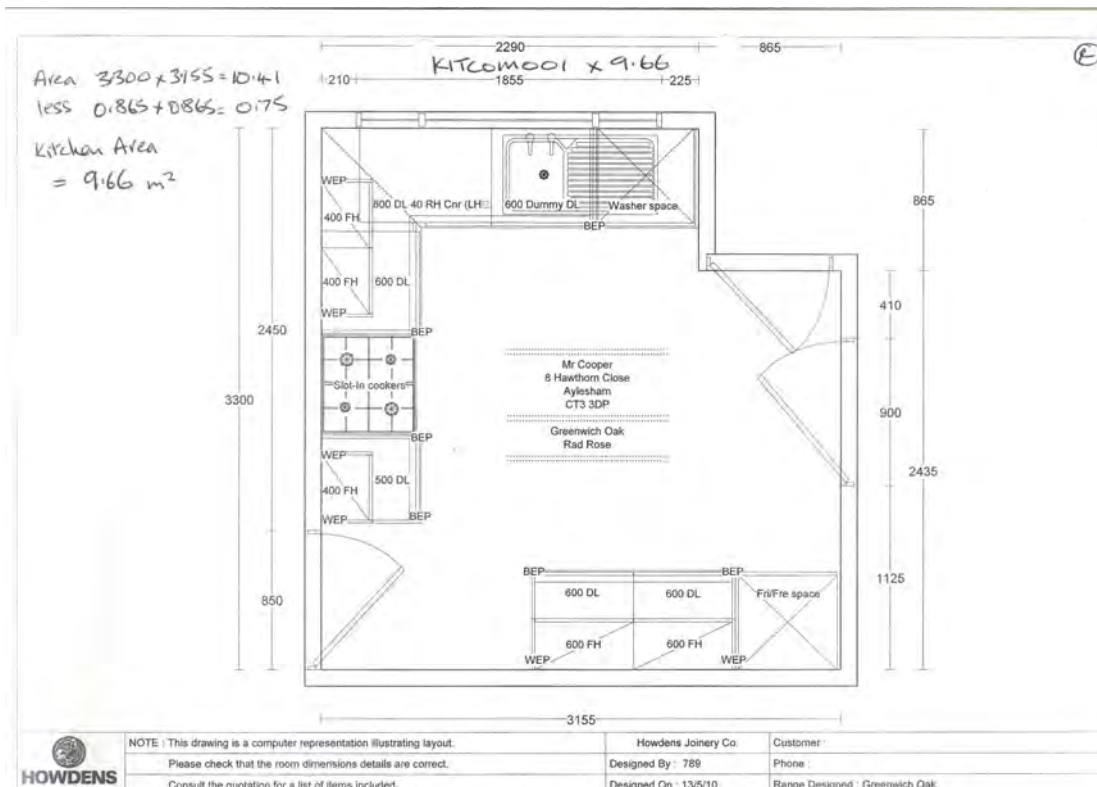
ITEM DESCRIPTION UNIT RATE

KITCHEN LAYOUT 3



ITEM DESCRIPTION UNIT RATE

KITCHEN LAYOUT 4

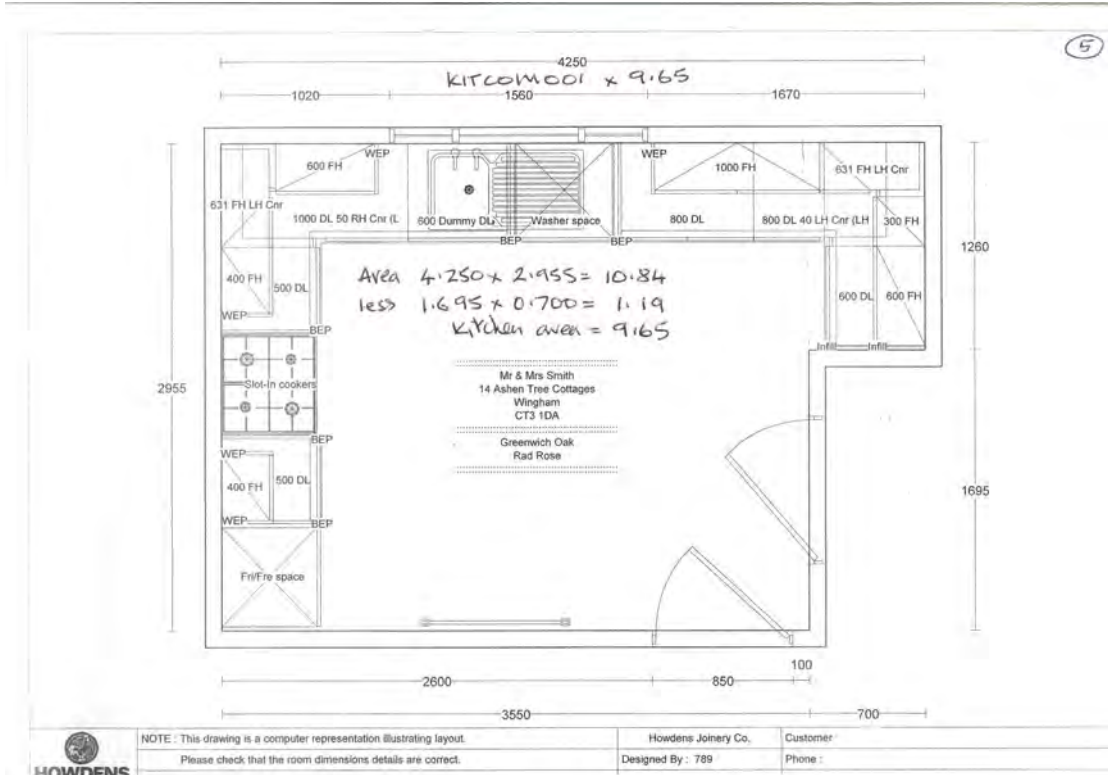


ITEM

DESCRIPTION

UNIT RATE

KITCHEN LAYOUT 5



ITEM

DESCRIPTION

UNIT RATE

KITCHEN LAYOUT 6

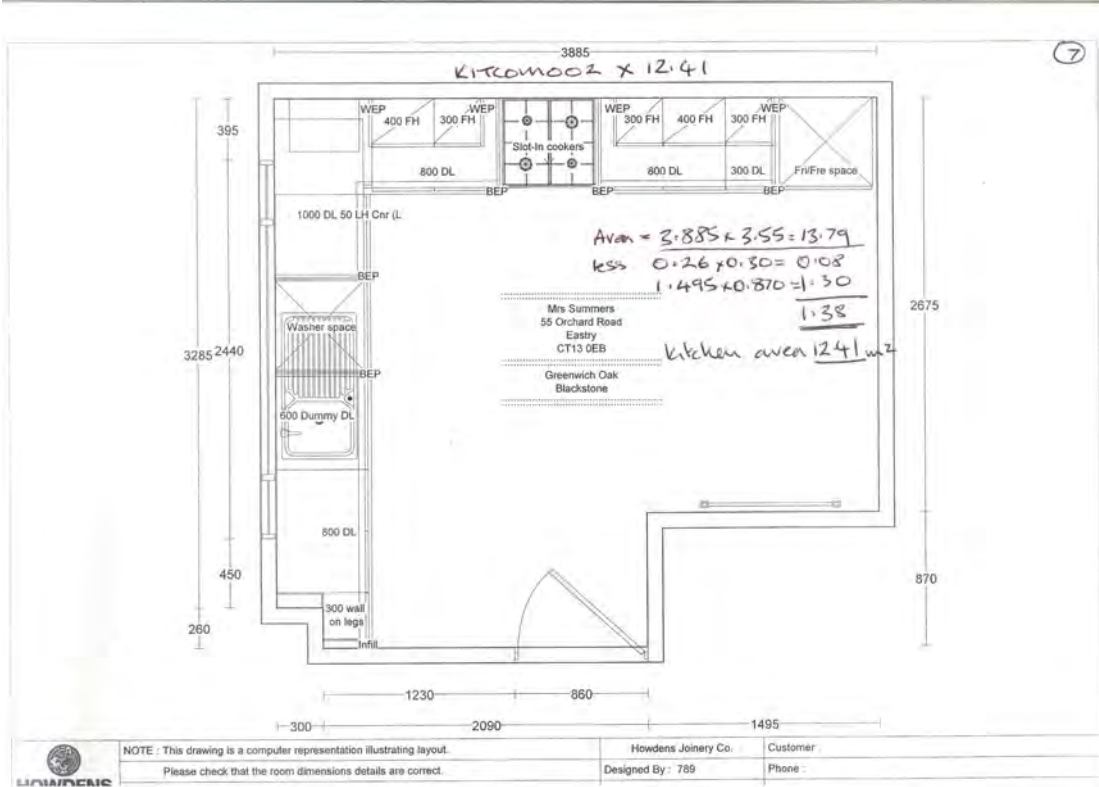


ITEM

DESCRIPTION

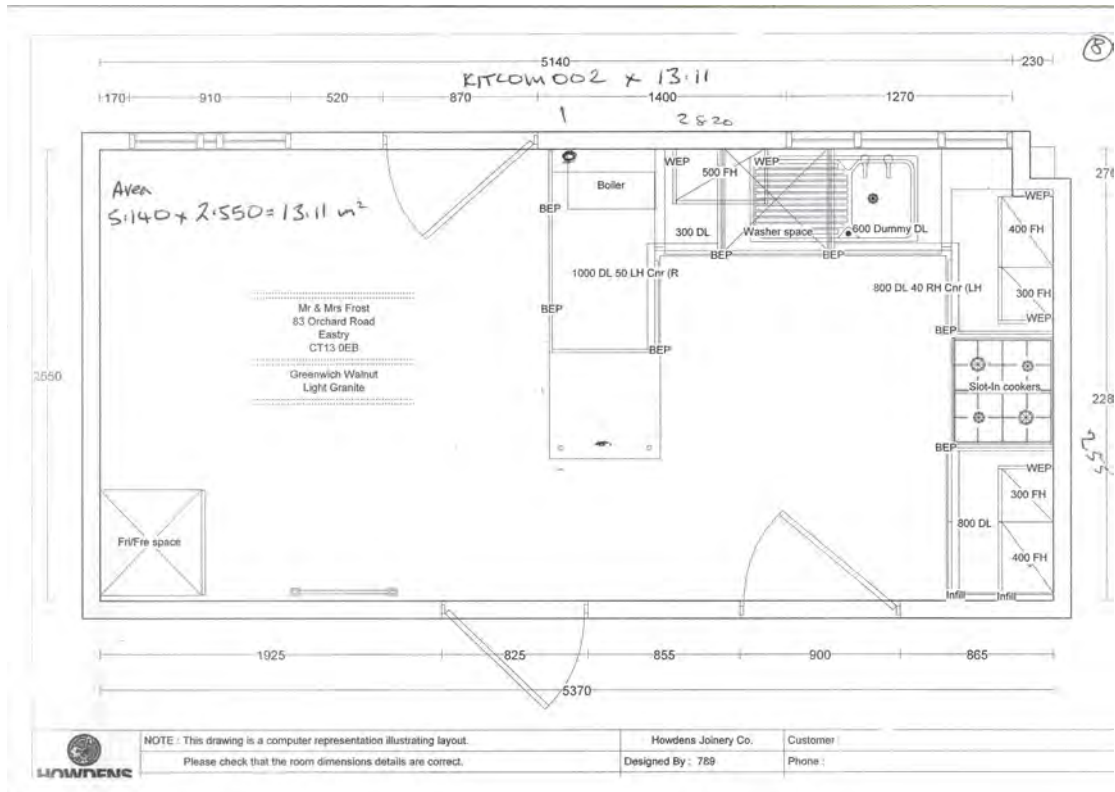
UNIT RATE

KITCHEN LAYOUT 7



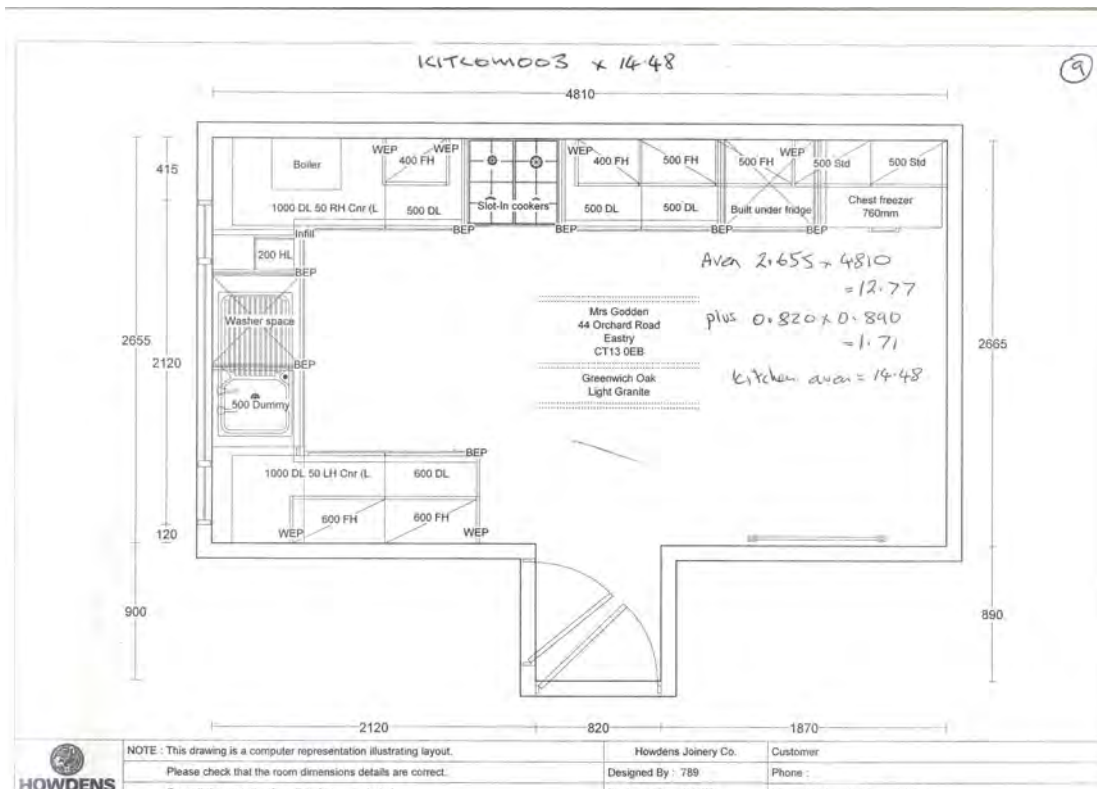
ITEM DESCRIPTION UNIT RATE

KITCHEN LAYOUT 8



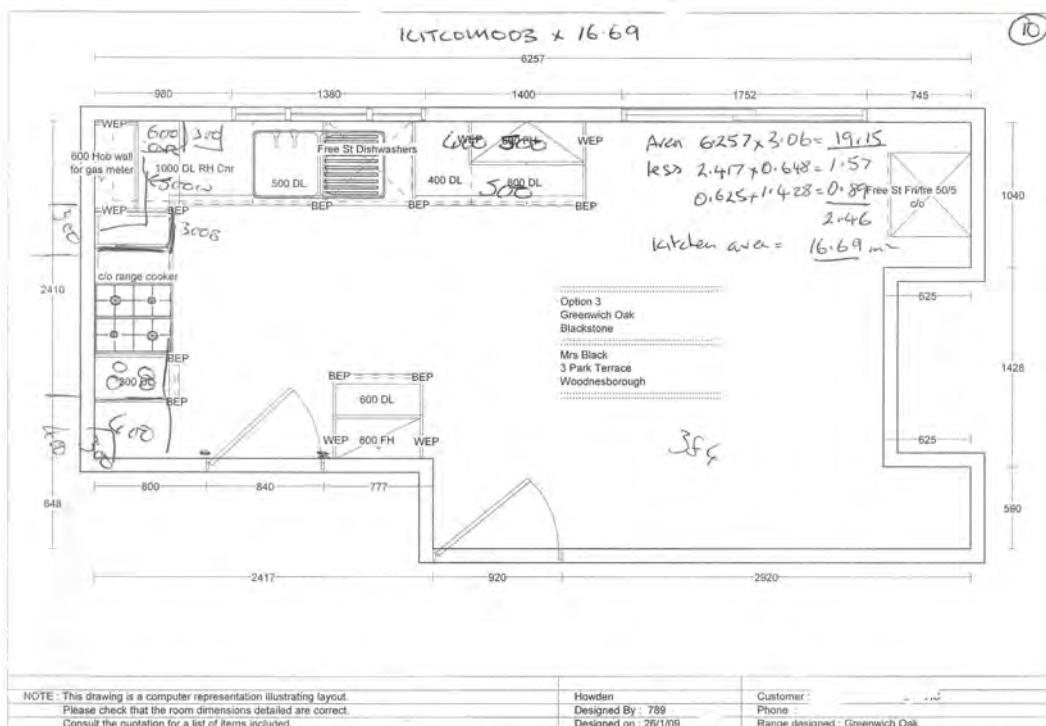
ITEM DESCRIPTION UNIT RATE

KITCHEN LAYOUT 9



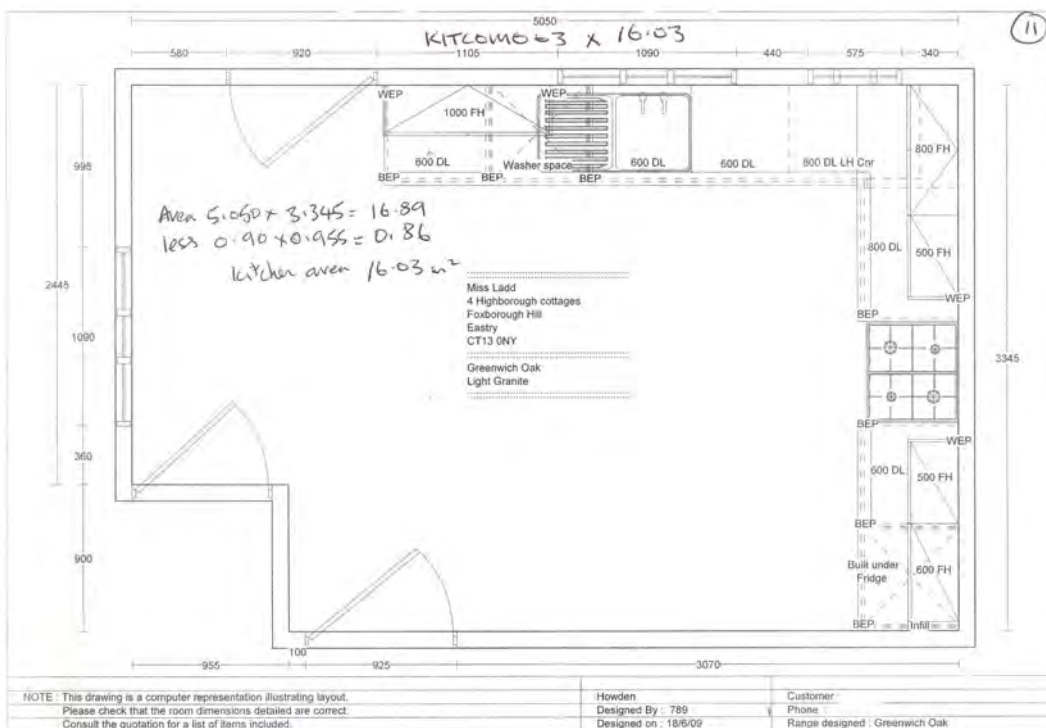
ITEM DESCRIPTION UNIT RATE

KITCHEN LAYOUT 10



ITEM DESCRIPTION UNIT RATE

KITCHEN LAYOUT 11



ITEM	DESCRIPTION	UNIT	RATE
PLASTERWORK AND OTHER FINISHES			
Plasterwork, Rendering and Screeds			
Plasterwork – Walls			
PAF411105	WALL:RENEW APPLY 3MM SKIM PLASTER IN PATCH Wall:Renew defective or apply new skim coat of plaster in patch including hack off existing and renew including all preparation and joints to existing surfaces and remove waste and debris.	IT	13.88
PAF411107	WALL:RENEW APPLY 3MM SKIM COAT PLASTER Wall:Renew defective or apply new skim coat of plaster including hack off existing and renew including all preparation and joints to existing surfaces and remove waste and debris.	SM	10.82
PAF411113	WALL:FLOAT SET DUB OUT IN PATCH Wall:Float and set to walls in patch including additional coat or dub out as necessary with cement and sand including all labours, and remove waste and debris.	IT	32.62
PAF411115	WALL:FLOAT SET DUB OUT Wall:Float and set to walls including additional coat or dub out as necessary with cement and sand including all labours, and remove waste and debris.	SM	28.24
PAF411121	WALL HACK REPLASTER DUB OUT IN PATCH Wall:Hack off plaster, rake out and prepare background, float and set to walls in patch including additional coat or dub out as necessary with cement and sand including all labours, and remove waste and debris.	IT	48.97
PAF411123	WALL:HACK REPLASTER DUB OUT Wall:Hack off plaster, rake out and prepare background, float and set to walls including additional coat or dub out as necessary with cement and sand including all labours and remove waste and debris.	SM	42.41
PAF411133	WALL:BOND AND SET WALL IN PATCH Wall:Bond and set to walls in patch including additional coat or dub out as necessary with cement and sand including all labours, and remove waste and debris.	IT	20.78
PAF411135	WALL:BOND AND SET WALLS Wall:Bond and set to walls 12mm thick, including additional coat or dub out as necessary with cement and sand including all labours and remove waste and debris	SM	17.72
PAF411137	WALL:BONDING AGENT IN PATCH Wall:Apply bonding agent to wall in patch.	IT	4.39
PAF411139	WALL:BONDING AGENT Wall:Apply bonding agent to wall	SM	4.04
Plasterboard – Walls			
PAF411309	WALL:FIX NE 12.5MM PLASTERBOARD SCRIM JOINTS IN PATCH Wall:Supply, cut and fix ne 12.5mm plasterboard to walls in patch including scrim joints, additional support battens, noggins etc to studding and all labours and remove waste and debris.	IT	14.80
PAF411311	WALL:FIX NE 12.5MM PLASTERBOARD SCRIM JOINTS Wall:Supply, cut and fix ne 12.5mm plasterboard to walls and scrim joints, including additional support battens, noggins etc to studding and all labours and remove waste and debris.	SM	12.24

ITEM	DESCRIPTION	UNIT	RATE
PAF411313	WALL:FIX NE 12.5MM PLASTERBOARD 3MM SKIM IN PATCH Wall:Supply, cut and fix ne 12.5mm plasterboard to walls in patch including scrim joints and 3mm skim plaster, additional support battens, noggins etc. to studding, including all labours and remove waste and debris.	IT	26.85
PAF411315	WALL:FIX NE 12.5MM PLASTERBOARD 3MM SKIM COAT Wall:Supply, cut and fix ne 12.5mm plasterboard to walls, scrim joints and 3mm skim plaster to walls, including additional support battens, noggins etc. to studding, including all labours and remove waste and debris.	SM	22.18
PAF411321	WALL:RENEW NE 12.5MM PLASTERBOARD 3MM SKIM IN PATCH Wall:Take down plasterboard or lath and plaster to wall, denail studs etc. and prepare, supply, cut and fix ne 12.5mm plasterboard to wall in patch including scrim joints and 3mm skim plaster, additional support battens, noggins etc. to studs including all labours and remove waste and debris.	IT	37.35
PAF411323	WALL:RENEW NE 12.5MM PLASTERBOARD 3MM SKIM Wall:Take down plasterboard or lath and plaster to wall, denail studs etc. and prepare, supply, cut and fix ne 12.5mm plasterboard to wall including scrim joints and 3mm skim plaster, additional support battens, noggins etc. to studs including all labours and remove waste and debris.	SM	29.62
PAF411325	WALL:RENEW DOUBLE PLASTERBOARD 3MM SKIM IN PATCH Wall:Take down plasterboard or lath and plaster to wall, denail studs etc. and prepare, supply, cut and fix double layer 9.5mm plasterboard to wall in patch includingscrim joints and 3mm skim plaster, additional support battens, noggins etc. to studs including all labours and remove waste and debris.	IT	48.11
PAF411327	WALL:RENEW DOUBLE PLASTERBOARD 3MM SKIM COAT Wall:Take down plasterboard or lath and plaster to wall, denail studs etc. and prepare, supply, cut and fix double layer 9.5mm plasterboard to wall includingscrim joints and 3mm skim plaster, additional support battens, noggins etc. to studs including all labours and and remove waste and debris.	SM	36.88
Plasterwork – Ceilings			
PAF413105	CEILING:RENEW APPLY SKIM COAT IN PATCH Ceiling:Hack off existing and renew defective or apply new skim coat of plaster in patch including all joints to existing surfaces and all labours and remove waste and debris.	IT	16.07
PAF413107	CEILING:RENEW APPLY SKIM COAT Ceiling:Hack off existing and renew defective or apply new skim coat of plaster including all joints to existing surfaces and all labours and remove waste and debris.	SM	13.00
PAF413109	CEILING:BOND AND FINISH IN PATCH Ceiling:Bond and finish coat to concrete ceiling in patch, apply bonding agent, including all labours and remove waste and debris.	IT	24.82
PAF413111	CEILING:BOND AND FINISH Ceiling:Bond and finish coat to concrete ceiling apply bonding agent, including all labours and remove waste and debris.	SM	21.76
PAF413117	CEILING:HACK RENEW PLASTER IN PATCH Ceiling:Hack off defective plaster to ceiling, prepare and replaster ceiling in patch including bonding agent and all joints to existing surfaces and all labours and remove waste and debris.	IT	30.07

ITEM	DESCRIPTION	UNIT	RATE
PAF413119	CEILING:HACK RENEW PLASTER Ceiling:Hack off defective plaster to ceiling, prepare and replaster ceiling including bonding agent and all joints to existing surfaces and all labours and remove waste and debris.	SM	25.70
PAF413121	CEILING:BONDING AGENT IN PATCH. Ceiling:Apply bonding agent to ceiling in patch	IT	5.57
PAF413122	CEILING:BONDING AGENT. Ceiling:Apply bonding agent to ceiling	SM	5.14
Plasterboard – Ceilings			
PAF413305	CEILING:FIX NE 12.5MM PLASTERBOARD 3MM SKIM IN PATCH Ceiling:Supply, cut and fix ne 12.5mm plasterboard, scrim joints and 3mm skim plaster to ceiling in patch including additional support battens, noggins etc.to joists, including all labours and remove waste and debris.	IT	29.04
PAF413307	CEILING:FIX NE 12.5MM PLASTERBOARD 3MM SKIM COAT Ceiling:Supply, cut and fix ne 12.5mm plasterboard, scrim joints and 3mm skim plaster to ceiling, including additional support battens, noggins to joists, including all labours and remove waste and debris.	SM	23.49
PAF413309	CEILING:FIX DOUBLE NE 12.5MM PLASTERBOARD IN PATCH Ceiling:Supply, cut and fix double layer of ne 12.5mm plasterboard to ceiling in patch including scrim joints and 3mm skim plaster, additional support battens, noggins to joists, including all labours and remove waste and debris.	IT	44.32
PAF413311	CEILING:FIX DOUBLE NE 12.5MM PLASTERBOARD 3MM SKIM Ceiling:Supply, cut and fix double layer of ne 12.5mm plasterboard to ceiling with scrim joints and 3mm skim plaster including additional support battens, noggins etc. to joists, including all labours and remove waste and debris.	SM	35.28
PAF413317	CEILING:RENEW NE 12.5MM PLASTERBOARD SKIM IN PATCH Ceiling:Take down plasterboard or lath and plaster ceiling, denail joists and prepare, supply, cut and fix ne 12.5mm plasterboard to ceiling in patch including scrim joints and 3mm skim plaster, additional support battens, noggins etc. to joists including all labours and remove waste and debris.	IT	44.35
PAF413319	CEILING:RENEW NE 12.5MM PLASTERBOARD 3MM SKIM COAT Ceiling:Take down plasterboard or lath and plaster ceiling, denail joists and prepare, supply, cut and fix ne 12.5mm plasterboard to ceiling including scrim joints and 3mm skim plaster, additional support battens, noggins etc. to joists including all labours and remove waste and debris.	SM	35.31
PAF413321	CEILING:RENEW DOUBLE PLASTERBOARD SKIM IN PATCH Ceiling:Take down plasterboard or lath and plaster ceiling, denail joists and prepare, supply, cut and fix double layer ne 12.5mm plasterboard to ceiling in patch with scrim joints and 3mm skim plaster, additional support battens, noggins etc. to joists including all labours and remove waste and debris.	IT	53.08
PAF413323	CEILING:RENEW DOUBLE PLASTERBOARD 3MM SKIM COAT Ceiling:Take down plasterboard or lath and plaster ceiling, denail joists and prepare, supply, cut and fix double layer ne 12.5mm plasterboard to ceiling with scrim joints and 3mm skim plaster, additional support battens, noggins etc. to joists including all labours and remove waste and debris.	SM	41.84

ITEM	DESCRIPTION	UNIT	RATE
PAF413325	CEILING:OVERLAY NE 12.5MM PLASTERBOARD 3MM SKIM Ceiling:Prepare existing ceiling and overlay with ne 12.5mm plasterboard nailed to joists including all necessary packings, battens, noggins etc to ensure line and level, scrim joints, 3mm skim plaster including all labours and remove waste and debris.	SM	25.71
Plasterwork Repairs and Sundry Items			
PAF415001	PLASTER REPAIR:REPAIR CRACKS AROUND FRAME Plaster Repair:Repair cracks around door and window frame including hack out loose plaster and make good with plaster including make good decorations and remove waste and debris.	LM	4.67
PAF415003	PLASTER REPAIR:RENEW REVEAL TO FRAME Plaster Repair:Renew plastered reveal complete to any door or window frame including hack off defective plaster, render and set to existing, remake arris and all joints to existing, make good decorations and remove waste and debris.	LM	9.44
PAF415005	PLASTER REPAIR:REPAIR CRACKS AROUND FITTING Plaster Repair:Repair crack around any fitting, including hack out loose plaster and make good with plaster.	LM	3.79
PAF415011	PLASTER REPAIR:RENEW PLASTER BAND Plaster Repair:Cut out defective plaster, and make good with plaster to match existing upto 300mm wide including all joints to existing surfaces and adjacent fittings and remove waste and debris.	LM	8.81
PAF415013	PLASTER REPAIR:REPAIR CRACK TO WALL OR CEILING Plaster Repair:Repair cracks to wall or ceiling plaster, cut out cracks and apply finish plaster, trowel off flush with existing surfaces.	LM	9.12
PAF415015	PLASTER REPAIR:RENEW METAL PROFILE BEAD Plaster Repair:Renew any type of expanded metal profile bead in conjunction with plasterwork repairs.	LM	8.00
PAF415017	PLASTER REPAIR:MAKE GOOD AROUND PIPE ETC Plaster Repair:Make good any type of plasterwork around any size or type of pipe, projection and the like (only to be claimed where not part of schedule item for make good etc.).	NO	5.61
PAF415019	PLASTER REPAIR:RENEW PLASTER VENT Plaster Repair:Renew or fix new plaster vent size 225x150mm with flyscreen including remove existing and fix new to wall incl all making good.	NO	11.55
Sand and Cement Render			
PAF421001	WALL:HACK OFF RENDER IN PATCH Wall:Hack off any thickness of render from walls in patch, rake out and prepare brickwork or blockwork to receive rendering and remove waste and debris.	IT	21.88
PAF421003	WALL:HACK OFF RENDER Wall:Hack off any thickness of render from walls, rake out and prepare brickwork or blockwork to receive rendering and remove waste and debris.	SM	17.51
PAF421021	WALL:APPLY RENDER DUB OUT IN PATCH Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent to external walls in patch trowelled smooth, dub out as necessary with cement and sand including all labours and remove waste and debris.	IT	30.77

ITEM	DESCRIPTION	UNIT	RATE
PAF421023	WALL:APPLY RENDER DUB OUT Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent to external walls trowelled smooth, dub out as necessary with cement and sand, including all labours and remove waste and debris.	SM	27.70
PAF421025	WALL:APPLY WET DASH RENDER DUB OUT IN PATCH Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent and wet dash finish to external walls in patch, dub out as necessary with cement and sand, including all labours and remove waste and debris.	IT	36.44
PAF421027	WALL:APPLY WET DASH RENDER DUB OUT Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent and wet dash finish to external walls, dub out as necessary with cement and sand, including all labours and remove waste and debris.	SM	33.81
PAF421029	WALL:APPLY DRY DASH RENDER DUB OUT IN PATCH Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent and dry dash finish to external walls in patch, dub out as necessary with cement and sand, including all labours and remove waste and debris.	IT	43.09
PAF421031	WALL:APPLY DRY DASH RENDER DUB OUT Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent and dry dash finish to external walls, dub out as necessary with cement and sand, including all labours and remove waste and debris.	SM	39.06
PAF421033	WALL:APPLY DECORATIVE RENDER DUB IN PATCH Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent to external walls in patch including 'Decorative' finish, dub out as necessary with cement and sand, including all labours and remove waste and debris.	IT	45.62
PAF421035	WALL:APPLY DECORATIVE RENDER DUB Wall:Apply 12mm cement and sand render (1:3) with waterproofing agent to external walls including 'Decorative' finish, dub out as necessary with cement and sand and all labours and remove waste and debris.	SM	41.24
Render Repairs and Sundry Items			
PAF423001	RENDER REPAIRS:REPAIR CRACK Render Repairs:Repair crack in any external render including carefully hack out and make good with cement and sand including applying finish to match existing.	LM	9.48
PAF423003	RENDER REPAIRS:REPAIR CRACK AROUND FRAME Render Repairs:Repair cracks to render and applied finishes around door or window frame including hack out loose render and make good including make good sealant joint to frame.	LM	12.75
PAF423005	RENDER REPAIRS:RENEW REVEAL TO FRAME Render Repairs:Renew rendered door or window frame reveal complete including hack off external finish, remake arris and rerender including any dubbing out and waterproofing agent and make good applied finishes and and remove waste and debris.	LM	15.16
PAF423007	RENDER REPAIRS:RENEW BELLCAST FEATURE Render Repairs:Renew bellcast to any render over openings or above dampcourse, hack off, fix bellcast bead and form bellcast externally and and remove waste and debris.	LM	14.92

ITEM	DESCRIPTION	UNIT	RATE
Coatings to Ceilings			
PAF425001	CEILING:APPLY ARTEX TYPE FINISH Ceiling:Prepare and apply Artex type textured coating with stipple or comb finish to ceiling including caulk joints in plasterboard and or cracks in plaster finish.	SM	11.17
PAF425002	CEILING:APPLY ARTEX TYPE FINISH IN PATCH Ceiling:Prepare and apply Artex type textured coating with stipple or comb finish to ceiling in patch including caulk joints in plasterboard and or cracks in plaster finish, prime as necessary and make good to match existing.	IT	9.42
Dry Lining			
PAF427003	WALL:DRY LINE NE 12.5MM PLASTERBOARD PADS AND DABS Wall:Strip existing wall, thoroughly clean down mould and fungi from any affected areas, remove any coving and line wall with ne 12.5mm plasterboard fixed to plaster pads and dabs in accordance with manufacturers directions including all filling and jointing, disconnect, remove and refix on re-aligned boxes with extended fixing screws any socket outlets, switch plates and the like, remove and later refix all skirtings, dado rails and the like and make good on completion and remove waste and debris.	SM	33.27
Plaster Coving			
PAF429001	COVING:FIX PLASTER COVING Coving:Supply and fix new Gyproc plaster coving ne 150mm girth.	LM	8.39
PAF429003	COVING:REFIX PLASTER COVING Coving:Remove, set aside and refix Gyproc plaster coving ne 150mm girth.	LM	6.85
Floor Screeds			
PAF431301	SCREED:HACK UP SCREED IN PATCH Screed:Hack up any thickness of floor screed in patch and remove waste and debris.	IT	26.26
PAF431303	SCREED:HACK UP SCREED Screed:Hack up any thickness of floor screed and remove waste and debris.	SM	19.70
PAF431305	SCREED:REPAIR CRACK IN FLOOR Screed:Repair crack in floor screed ne 50mm wide with cement and sand including cutting out to form key and infill to match existing.	LM	7.04
PAF431307	SCREED:LAY 40MM THICK IN PATCH Screed:Lay cement and sand floor screed in patch, ne 40mm thick, trowel smooth for floor finish, clean off, grout sub-base with cement slurry, apply liquid damp proof membrane and remove waste and debris.	IT	30.56
PAF431309	SCREED:LAY 40MM THICK SCREED Screed:Lay cement and sand floor screed ne 40mm thick, trowel smooth for floor finish, clean off, grout sub-base with cement slurry, apply liquid damp proof membrane and remove waste and debris.	SM	26.18
PAF431311	SCREED:OVERLAY WITH CONCRETE NE 65MM Screed:Overlay any sub-base with fine concrete (1:2:4), ne 65mm thick including clean off sub- base, tamp level to receive floor screed and remove waste and debris.	SM	23.09

ITEM	DESCRIPTION	UNIT	RATE
PAF431315	SCREED:LATEX SELF LEVEL Screed:Lay latex self levelling screed.	SM	17.03
WALL AND FLOOR TILE AND SHEET FINISHES			
Wall and Floor Finishes			
Wall Tiling			
PAF431003	WALL TILES:HACK OFF AND MAKE GOOD Wall Tiles:Hack off glazed wall tiling in patch, make good bed and remove waste and debris.	SM	11.08
PAF431005	WALL TILES:RENEW OR FIX INDIVIDUAL NEW GLAZED TILE Wall Tiles:Clean off walls and prepare to receive new tile, supply and fix new ne 152 x 152 x 6mm glazed ceramic wall tile in patch to splashbacks and cills including fixing with adhesive, grouting and any necessary cutting including hack off glazed wall tiling in patch as necessary, make good bed and remove waste and debris. (per tile).	NO	1.76
PAF431007	WALL TILES:RENEW OR FIX NEW GLAZED TILES Wall Tiles:Clean off walls and prepare to receive new tiles, supply and fix new ne 152 x 152 x 6mm glazed ceramic wall tiles to splashback and cills, including fixing with adhesive, grouting, and any necessary cutting including hack off glazed wall tiling, make good bed and remove waste and debris.	SM	51.56
PAF431011	WALL TILES:RENEW TO CILL Wall Tiles:Hack off tiles to cill, clear away, supply and lay new ne 152 x 152 x 6mm glazed tiles to cill, ne 150mm wide, bed in mortar or adhesive including make good to bed, grout and all necessary cutting and forming straight edge and remove waste and debris.	LM	20.22
PAF431013	WALL TILES:NEW SPLASHBACK TO BASIN Wall Tiles:Clean off wall, and prepare to receive new tiles, and supply and fix new ne 152 x 152 x 6mm glazed ceramic tiles to 750 x 300mm splashback to wash hand basin including fixing with adhesive, grouting, and any cutting and remove waste and debris.	IT	18.03
PAF431015	WALL TILES:NEW SPLASHBACK TO BATH Wall Tiles:Clean off wall and prepare to receive new tiles, and supply and fix new ne 152 x 152 x 6mm glazed ceramic wall tiles in 300mm high splashback to side and end of bath, including fixing with adhesive, grouting, and any cutting and remove waste and debris.	LM	17.01
PAF431017	WALL TILES:NEW SPLASHBACK TO SINK Wall Tiles:Clean off wall, and prepare to receive new tiles, and supply and fix new ne 152 x 152 x 6mm glazed ceramic wall tiles in 300mm high to splashback to sink and worktops, including fixing with adhesive, grouting, and any cutting and remove waste and debris.	LM	17.90
PAF431019	WALL TILES:NEW REVEALS NE 150MM WIDE Wall Tiles:Clean off wall and prepare to receive new tiles, supply and fix new ne 152 x 152 x 6mm glazed ceramic wall tiles to reveals ne 150mm wide, including fixing with adhesive, grouting and any cutting and remove waste and debris.	LM	13.68
PAF431021	WALL TILES:REMOVE AND REFIX PER TILE Wall Tiles:Take off existing wall tile to patch and set aside, clean off and refix to walls with adhesive, make good to bed and grout including all necessary cutting and remove waste and debris (per tile).	NO	1.05

ITEM	DESCRIPTION	UNIT	RATE
PAF431023	WALL TILES:REMOVE AND REFIX Wall Tiles:Take off existing wall tiles and set aside, clean off and refix to walls with adhesive, make good to bed and grout including all necessary cutting and remove waste and debris.	SM	60.14
PAF431025	WALL TILES:RAKE OUT AND REGROUT Wall Tiles:Rake out and regrout wall tiling and remove waste and debris.	SM	11.76
PAF431041	WALL TILES:NEW GLAZED TILES TO KITCHEN Wall Tiles:Clean off walls and prepare to receive new tiles, supply and fix new ne 152 x 152 x 6mm glazed coloured ceramic wall tiles to kitchen worktop, splashback cooker space and cills, including fixing with adhesive, grouting, and any necessary cutting, sealing around worktop and sink top with silicone sealant and remove waste and debris.	SM	56.81
PAF431043	WALL TILES:NEW GLAZED TILES TO BATHROOM Wall Tiles:Clean off walls and prepare to receive new tiles, supply and fix new ne 152 x 152x6mm glazed coloured ceramic wall tiles to bathroom, splash-back and cills, including fixing with adhesive, grouting, and any necessary cutting, sealing around sanitary fittings with silicone sealant and remove waste and debris.	SM	56.81
PAF431705	TILE SKIRTING:LAY NEW INDIVIDUAL QUARRY TILE Tile Skirting:Supply and lay new ne 152mm quarry tile skirting with rounded top edge and cove at bottom, on cement and sand backing, grout in tiles and all necessary cutting, angles and ends, lengths ne 1.00m and remove waste and debris. (per tile).	NO	4.05
PAF431707	TILE SKIRTING:LAY NEW QUARRY TILES Tile Skirting:Supply and lay new ne 152mm quarry tile skirting with rounded top edge and cove at bottom, on cement and sand backing, grout in tiles and all necessary cutting, angles and ends and remove waste and debris.	LM	16.76
PAF431709	TILE SKIRTING:REBED INDIVIDUAL QUARRY TILE Tile Skirting:Take off loose quarry tile skirting and set aside, clean tile and prepare backing, rebed tile in cement and sand, grout in tile, in lengths ne 1.00m and remove waste and debris. (per tile).	NO	5.40
PAF431711	TILE SKIRTING:REBED QUARRY TILES Tile Skirting:Take off loose quarry tile skirting and set aside, clean tile and prepare backing, rebed tile in cement and sand and grout in tile and remove waste and debris..	LM	22.18
Floor Tiles - Ceramic Tiles			
PAF431901	FLOOR TILES:RENEW CERAMIC TILES IN PATCH Floor Tile:Hack off ceramic tiles, clear away, supply and lay new ne 300 x 300 x 12mm ceramic floor tiles in patch on and including cement and sand bed, grout in tiles and all necessary cutting and remove waste and debris.	IT	91.13
PAF431903	FLOOR TILES:RENEW CERAMIC TILES Floor Tiles:Hack off ceramic tiles, clear away, supply and lay new ne 300 x 300 x 12mm ceramic floor tiles on and including cement and sand bed, grout in tiles and all necessary cutting and remove waste and debris.	SM	94.31

ITEM	DESCRIPTION	UNIT	RATE
	Floor Tiles - Vinyl		
PAF432301	FLOOR TILES:HACK UP SINGLE VINYL TILE PER TILE Floor Tiles:Hack off vinyl floor tiles in patch, make good bed under (per tile) and remove waste and debris.	NO	0.93
PAF432303	FLOOR TILES:HACK UP VINYL TILES Floor Tiles:Hack off vinyl floor tiles, including make good bed under and remove waste and debris.	SM	7.20
PAF432305	FLOOR TILES:RENEW INDIVIDUAL VINYL TILE PER TILE Floor Tiles:Take up individual vinyl floor tiles, supply and lay new ne 300 x 300 x 2.00mm vinyl tiles with adhesive in patch including all necessary cutting of tiles and clean off and remove waste and debris (per tile).	NO	2.82
PAF432307	FLOOR TILES:RENEW VINYL TILES Floor Tiles:Hack off vinyl floor tiles, supply and lay new ne 300 x 300 x 2.00mm vinyl tiles with adhesive in patch including all necessary cutting of tiles and clean off and remove waste and debris.	SM	27.14
PAF432309	FLOOR TILES:RENEW VINYL TILES AND SUB-BASE Floor Tiles:Hack off vinyl floor tiles, supply and lay new ne 300 x 300 x 2.00mm vinyl floor tiles with adhesive to and including supply and lay approved sheet sub base including all cutting, labours and clean off and remove waste and debris.	SM	42.97
PAF432311	FLOOR TILES:LAY NEW INDIVIDUAL VINYL TILE PER TILE Floor Tiles:Supply and lay new ne 300 x 300 x 2.00mm vinyl floor tiles with adhesive in patch including all necessary cutting of tiles and clean off (per tile) and remove waste and debris.	NO	2.38
PAF432313	FLOOR TILES:LAY NEW VINYL TILES Floor Tiles:Supply and lay new ne 300 x 300 x 2.00mm vinyl floor tiles with adhesive including all necessary cutting of tiles and clean off and remove waste and debris.	SM	22.76
PAF432314	FLOOR TILE:LAY NEW VINYL TILES AND SUB-BASE Floor Tiles:Supply and lay new ne 300 x 300 x 2.00mm vinyl floor tiles with adhesive to and including approved sheet sub base including all cutting, labours and clean off and remove waste and debris.	SM	36.87
PAF432315	FLOOR TILES:REFIX INDIVIDUAL VINYL TILE Floor Tile:Take up existing loose vinyl floor tiles in patch and set aside, clean off tiles and bed and refix tiles with adhesive and clean off (per tile) and remove waste and debris.	NO	2.31
PAF432317	FLOOR TILES:REFIX VINYL TILES Floor Tiles:Take up existing loose vinyl floor tiles, set aside, clean off tiles and bed and refix tiles with adhesive and clean off and remove waste and debris.	SM	20.95
	Sheet Flooring		
PAF432501	SHEET FLOORING:RENEW VINYL Flooring:Take up any covering, clear away, supply and lay minimum 2.0mm felt backed vinyl sheet flooring with adhesive to cement and sand screed, or hardboard including all necessary cutting, all labours and clean off, and remove waste and debris.	SM	35.46

ITEM	DESCRIPTION	UNIT	RATE
	'Safety' Flooring		
PAF432613	SHEET FLOORING:LAY NEW NON-SLIP Sheet Flooring:Supply and lay any type of approved non-slip vinyl sheet safety flooring with adhesive to cement and sand screed including all necessary cutting, all labours, upstands and clean off, and remove waste and debris.	SM	37.66
	Skirtings - Plastic, Vinyl, Lino or Rubber		
PAF432703	SKIRTING:RENEW VINYL ETC OVER 1.0M Skirting:Renew or fix new plastic, vinyl, lino or rubber skirting including remove existing as necessary, fix new with adhesive including all cutting and labours, and remove waste and debris.	LM	11.47
PAF432705	SKIRTING:REFIX VINYL ETC NE 1.0LM Skirting:Refix loose plastic, vinyl, lino or rubber skirting including remove existing as necessary, refix with adhesive including all labours in lengths ne 1.00m, and remove waste and debris.	IT	7.24
PAF432707	SKIRTING:REFIX VINYL ETC OVER 1.0M Skirting:Refix loose plastic, vinyl, lino or rubber skirting including remove existing as necessary, refix with adhesive including all labours, and remove waste and debris.	LM	9.07
	Contract Grade Carpeting		
PAF432801 to PAF432805			
	Nosings		
PAF432901	NOSING:RENEW NOSING TO STEP Nosing:Renew any size or type of proprietary alloy nosing to step including drilling and plugging as necessary, and remove waste and debris.	NO	45.74
PAF432903	NOSING:SUPPLY AND FIX NOSING TO STEP Nosing:Supply and fix any size or type of proprietary alloy nosing to step including all necessary drilling and plugging, and remove waste and debris.	NO	41.37
PAF432905	NOSING:REFIX TO STEP Nosing:Take off and refix any size or type of nosing to step including drilling and plugging as necessary.	NO	13.42

ITEM	DESCRIPTION	UNIT	RATE
PAINTING AND DECORATING			
Preparation - External and Internal			
Works Prior to Painting			
Preparation - General Surfaces			
PTD435101	SURFACE:STRIP BACK SURFACES OVER 300MM Surface:Apply paint remover, strip off paint to surfaces in accordance with manufacturers directions or using cyclone stripper, or burn off, or scrape off, wire brush, prepare and bring forward general surfaces over 300mm girth for redecoration, and remove waste and debris.	SM	9.55
PTD435119	SEALER:APPLY ONE COAT TO WALLS AND CEILINGS Sealer:Prepare and apply one coat of sealer stabilizer to walls or ceilings in accordance with manufacturers directions.	SM	4.99
PTD435121	STAIN BLOCK:APPLY ONE COAT Stain Block:Apply one coat of stain block to plastered ceiling strictly in accordance with the manufacturers instructions.	SM	6.27
Preparation - External Walls			
PTD435301	WALLS:BRUSH AND WASH DOWN Walls:Brush or scrape and wire brush and wash down painted surfaces of walls to remove grime or soot or to remove flaking paint from walls.	SM	2.33
External Decoration			
Masonry [Smooth or Textured] Paint - External Walls			
PTD436051	SOFFIT:WASH APPLY 2 COATS SMOOTH MASONRY PAINT Soffit:Wash down, fill in cracks and holes, sand smooth and apply two coats of smooth or textured masonry paint to rendered or concrete canopies or soffits.	SM	10.84
PTD436053	SOFFITS:WASH APPLY SEALER 2 COATS MASONRY PAINT Soffit:Wash down, fill in cracks and holes, sand smooth and apply one coat of sealer and two coats of smooth or textured masonry paint to rendered or concrete soffits.	SM	12.32
PTD436061	WALLS:WASH APPLY 2 COATS MASONRY PAINT Walls: Wash down, fill in cracks and holes, sand smooth and apply two coats of smooth or textured masonry paint to rendered or concrete surfaces of walls.	SM	10.84
PTD436063	WALLS:WASH APPLY SEALER 2 COATS MASONRY PAINT Walls: Wash down, fill in cracks and holes, sand smooth and apply one coat of sealer, two coats of smooth or textured masonry paint to rendered or concrete surfaces of walls.	SM	12.32
Oil Paint - External Metalwork			
PTD436201	GARAGE DOOR:PREPARE PRIME PAINT 2 GLOSS Door:Rub down prepare, apply coat of primer, one undercoat, two coats of gloss paint on external surfaces of up and over metal garage door (one side and edges).	IT	98.91
PTD436203	DOOR FRAME:PREPARE PAINT 2 GLOSS NE 300MM Door Frame:Rub down, prepare, apply coat of primer, one undercoat, two coats of gloss paint on external surfaces of metal frames ne 300mm girth.	LM	6.76

ITEM	DESCRIPTION	UNIT	RATE
PTD436215	GATES:PREPARE PRIME PAINT GATE AND POSTS Gates:Wire brush, prepare for, and apply one coat primer, one undercoat, two coats of gloss paint to both sides of any size type single metal gate including all edges and all surfaces of posts.	IT	28.84
PTD436223	PIPEWORK:PREPARE PRIME PAINT NE 300MM Pipework:Wire brush, prepare for and apply coat of primer, one undercoat, and two coats of gloss paint to external pipework ne 300mm girth including brackets.	LM	2.94
Oil Paint - External Woodwork			
PTD438019	FENCING:PREPARE PRIME PAINT TIMBER FENCE NE 300MM Fencing:Rub down, prepare for, and apply one coat primer, two undercoats, one coat of gloss paint on surfaces of fencing and posts ne 300mm girth.	LM	8.75
PTD438021	GATES:PREPARE PRIME PAINT TIMBER GATES POSTS Gates:Rub down, prepare for, and apply one coat primer, two undercoats, one coat of gloss paint on surfaces of gates and posts (measured both sides).	SM	22.37
Oil Paint - Existing External Woodwork - Two Coat			
PTD438162	Not used.		
Cuprinol Trade - External Woodwork			
PTD439203	FENCING OPEN TYPE:APPLY 1 COAT CUPRINOL TRADE Fencing:Rub down, prepare for and apply one coat of cuprinol trade cladding and fence opaque finish on surfaces of timber open type fencing and posts. [measured overall one side]	SM	3.21
PTD439215	FENCING CLOSE TYPE:APPLY 2 COAT CUPRINOL TRADE Fencing:Rub down, prepare for and apply two coats of cuprinol trade cladding and fence opaque finish on surfaces of timber close type fencing and posts. [measured overall one side]	SM	5.13
PTD439217	GATES: APPLY 2 COAT CUPRINOL TRADE Gates:Rub down, prepare for and apply two coats of cuprinol trade cladding and fence opaque finish on surfaces of timber gates and posts (measured both sides).	SM	5.64
Internal Decoration			
Wash Down			
PTD441001	WASH:WASH SURFACES TO ANY ROOM. Wash:Wash down ceiling, walls, woodwork and metalwork to any size room.	IT	21.37
PTD441003	WASH:WASH SURFACES OF HALL LANDING STAIR Wash:Wash down ceiling, walls, woodwork and metalwork to any size hall, landing and staircase area (classified as a single area).	IT	40.48
Strip Polystyrene Ceiling Tiles			
PTD441501	CEILINGS:STRIP POLYSTYRENE TILES Ceilings:Strip polystyrene ceiling tiles and make good surfaces of ceiling and walls and remove waste and debris.	SM	17.94

ITEM	DESCRIPTION	UNIT	RATE
	Patch Repairs		
PTD442001	WALLS AND CEILINGS:APPLY MIST 2 COATS EMULSION Walls and Ceilings:Prepare and apply one mist coat and two full coats of emulsion paint to walls or ceilings in patch repairs to match existing including all joints to adjacent surfaces and finishes.	SM	11.20
	Paintwork to Ceiling, Walls, Woodwork		
PTD450001	ROOM:REDECORATE UPTO 20SM CEILING AREA Room:Rub down, prepare for and apply two coats of emulsion to ceilings and walls, one undercoat and gloss on all previously painted surfaces of room upto 20.00sm ceiling area.	IT	162.55
PTD450019	ROOM:REDECORATE 20-25SM CEILING AREA Room:Rub down, prepare for and apply two coats of emulsion to ceilings and walls, one undercoat and gloss on all previously painted surfaces of room over 20.00 and ne 25.00sm ceiling area.	IT	203.18
PTD450023	ROOM:REDECORATE 25-30SM CEILING AREA Room:Rub down, prepare for and apply two coats of emulsion to ceilings and walls, one undercoat and gloss on all previously painted surfaces of room over 15.00 and ne 20.00sm ceiling area.	IT	243.82
PTD450009	HALLSTAIRS:REDECORATE 2 STOREY HallStairs:Rub down, prepare for and apply two coats of emulsion to ceilings and walls, one undercoat and gloss on all previously painted surfaces of hall, landing and staircase area complete. (2 storey) (classified as a single area).	IT	493.90
PTD450010	HALLSTAIRS:REDECORATE 3 STOREY HallStairs:Rub down, prepare for and apply two coats of emulsion to ceilings and walls, one undercoat and gloss on all previously painted surfaces of hall, landing and staircase area complete (3 storey) (classified as a single area).	IT	740.85
PTD450011	HALL:REDECORATE COMPLETE OVER 3SM CEILING AREA Hall:Rub down, prepare for and apply two coats of emulsion to ceilings and walls, one undercoat and gloss on all previously painted surfaces of lobby, hall or corridor over 3.00sm ceiling area complete. (classified as a single area)	IT	276.34
PTD450017	LOBBY:REDECORATE COMPLETE NE 3SM CEILING AREA Lobby:Rub down, prepare for and apply two coats of emulsion to ceilings and walls, one undercoat and gloss on all previously painted surfaces of lobby or hall ne 3.00sm ceiling area complete. (classified as a single area)	IT	140.44
	Paintwork to Ceilings Only		
PTD450607	ROOM:REDECORATE CEILING UPTO 20SM CEILING AREA Room:Rub down, prepare for and apply two coats of emulsion to ceilings only of room upto 20.00sm ceiling area.	IT	55.77
PTD450615	ROOM:REDECORATE CEILING 20-25SM AREA Room:Rub down, prepare for and apply two coats of emulsion to ceilings only of room over 20.00 and ne 25.00sm ceiling area.	IT	69.71
PTD450617	ROOM:REDECORATE CEILING 25-30SM AREA Room:Rub down, prepare for and apply two coats of emulsion to ceilings only of room over 25.00 and ne 30.00sm ceiling area.	IT	85.65

ITEM	DESCRIPTION	UNIT	RATE
PTD450619	ROOM:REDECORATE CEILING OVER 30SM AREA Room:Rub down, prepare for and apply two coats of emulsion to ceilings only of room over 30.00sm ceiling area.	IT	100.59
PTD450609	HALLSTAIRS:REDECORATE CEILINGS 2 STOREY HallStairs:Rub down, prepare for and apply two coats of emulsion to ceilings of hall, landing and staircase area complete (2 storey) (classified as a single area).	IT	125.66
PTD450611	HALL:REDECORATE CEILINGS OVER 3SM AREA Hall:Rub down, prepare for and apply two coats of emulsion to ceilings of lobby, hall or corridor over 3.00sm area complete (classified as a single area).	IT	55.77
PTD450612	LOBBY:REDECORATE CEILINGS NE 3SM AREA Lobby:Rub down, prepare for and apply two coats of emulsion to ceilings of lobby or hall ne 3.00sm area complete (classified as a single area).	IT	23.09
PTD450621	CORRIDOR/COMMUNAL ROOMS:REDECORATE CEILING Corridor/Communal Room:Rub down, prepare for and apply two coats of emulsion to ceilings only of corridor or open communal areas. [measured per square metre of ceiling area.]	SM	4.16
Strip Paper			
PTD451005	ROOM: STRIP PAPER OFF CEILINGS Room: Strip any number of layers of any type of wallpaper or painted wall wallpaper from ceilings, including washing and rubbing down to remove nibs, stopping and making good cracks to plaster or plasterboard surfaces ready to receive new decorations.	SM	5.20
PTD451006	ROOM: STRIP PAPER OFF WALLS Room: Strip any number of layers of any type of wallpaper or painted wallpaper from walls, including washing and rubbing down to remove nibs, stopping and making good cracks to plaster or plasterboard surfaces ready to receive new decorations.	SM	4.20
Ceiling Finishes – Alternatives			
PTD452017	ROOM:ARTEX CEILING UPTO 20SM CEILING AREA Room:Extra for prepare and apply Artex or similar to ceilings upto 20.00sm ceiling area.	IT	85.21
PTD452045	ROOM:ARTEX CEILING OVER 20SM CEILING AREA Room:Extra for prepare and apply Artex or similar to ceilings over 20.00sm ceiling area. [measured per square metre of ceiling area in excess of 20.00sm.]	SM	4.38
PTD452047	CORRIDOR/COMMUNAL ROOMS:ARTEX CEILING Corridor/Communal Room:Extra for prepare and apply Artex or similar to ceilings to ceilings of corridor or open communal areas [measured per square metre of ceiling area].	SM	4.16
PTD452029	HALLSTAIRS:EGGSHELL OR GLOSS CEILING 2 STOREY HallStairs:Extra for prepare and apply two coats of eggshell or undercoat and gloss to ceilings of any hall, landing and staircase area. (2 storey) (classified as a single area).	IT	45.68
PTD452051	CORRIDOR/COMMUNAL ROOMS:EGGSHELL GLOSS CEILING Corridor/Communal Room:Extra for prepare and apply two coats of eggshell or undercoat and gloss to ceilings to ceilings of corridor or open communal areas [measured per square metre of ceiling area]	SM	2.93

ITEM	DESCRIPTION	UNIT	RATE
Wall Finishes – Alternatives			
PTD453017	ROOM:WALLPAPER WALLS UPTO 20SM CEILING AREA Room:Extra for prepare, size and hang wallpaper in lieu of two coats of emulsion to walls of room upto 20.00sm ceiling area.	IT	132.80
PTD453029	HALL STAIRS:EGGSHELL OR GLOSS WALLS 2 STOREY Hall Stairs: Extra for prepare and apply two coats eggshell or undercoat and gloss to walls of any size hall, landing and staircase area (2 storey) (classified as a single area).	IT	149.65
Internal Paintwork - Complete Dwellings			
PTD470001	DWELLING:REDECORATE 1 BEDROOM FLAT Dwelling: Redecorate complete one bedroom Flat or Bungalow, rub down, prepare for and apply two coats of emulsion to ceilings and walls, one undercoat and gloss on all other previously painted surfaces.	IT	659.55
PTD470002	DWELLING:REDECORATE 2 BEDROOM FLAT Dwelling: Redecorate complete two bedroom Flat or Bungalow, rub down, prepare for and apply two coats of emulsion to ceilings and walls, one undercoat and gloss on all other previously painted surfaces.	IT	787.08
PTD470010	DWELLING:REDECORATE 2 BEDROOM HOUSE Dwelling:Redecorate complete two bedroom House or Maisonette, rub down, prepare for and apply two coats of emulsion to ceilings and walls, one undercoat and gloss on all other previously painted surfaces.	IT	1013.40
PTD470011	DWELLING:REDECORATE 3 BEDROOM HOUSE Dwelling:Redecorate complete three bedroom House or Maisonette, rub down, prepare for and apply two coats of emulsion to ceilings and walls, one undercoat and gloss on all other previously painted surfaces.	IT	1140.93
PTD470012	DWELLING:REDECORATE 4 BEDROOM HOUSE Dwelling:Redecorate complete four bedroom House or Maisonette, rub down, prepare for and apply two coats of emulsion to ceilings and walls, one undercoat and gloss on all other previously painted surfaces.	IT	1268.46

ITEM	DESCRIPTION	UNIT	RATE
CLEANING AND CLEARANCE			
Internal Cleaning and Clearance			
CED460012	DWELLING:CLEAN TO LETTABLE STANDARD Dwelling:Clean, wash down, scrub all floors, window boards, skirtings etc, clean all kitchen units, sanitary fittings and other landlords fittings, clean all windows internally, disinfect toilets, spray airfreshener all to Client's void lettable standard.	IT	77.65
CEC460003	DWELLING:CLEAR OUT COMPLETE Dwelling:Clear out, remove all rubbish, furniture, carpets and all non-approved fittings to tip and make ready for incoming tenants. (Provision of skip or equivalent deemed necessary by Client Representative to be charged separately as Item 460033 or 460035).	IT	65.22
CEC460012	DESCALE SANITARY APPLIANCE Remove limescale deposit and thoroughly clean a single appliance, including: wash basins, taps and wastes, sinks, taps and wastes; bath taps and wastes; and w.c. pan.	IT	10.00
CEC460013	DEHUMIDIFIER: PERIODIC EMPTYING Isolate dehumidifier and carry out periodical emptying. Re-connect and leave work, or remove from site as instructed.	IT	5.00
CEC460014	ROOM: REMOVAL OF NON-APPROVED FITTINGS Room: Removal of non-approved fittings from complete room and dispose of at tip.	IT	5.00
External Clearance			
CEC460031	SHED:CLEAR DEBRIS Shed:Clear out, and remove all contents to an approved tip or recycling and make ready for new tenant.	IT	35.18
Waste Chutes - Repairs			
CEC463001	WASTE CHUTE:INSPECT TAKE DOWN REPAIR Waste Chute:Inspect, take down, repair, overhaul, refix, ease and adjust dust chute hopper.	NO	26.38
CEC463003	WASTE CHUTE:CLEAR OUT BLOCKAGE (PER FLOOR) Waste Chute:Clean out blocked chute and remove debris (per floor).	IT	19.70
GLAZING			
Reglaze Doors and Windows			
Glass - Clear and Obscured			
GLZ515005	PANE:REGLAZE 4MM CLEAR OR OBSCURE UPTO 1.00SM Pane:Reglaze single pane in 4mm clear or obscure glass, upto 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up paintwork to match existing and remove waste and debris.	NO	77.01
GLZ515007	PANE:REGLAZE 4MM CLEAR OR OBSCURE OVER 1.00SM Pane:Reglaze single pane in 4mm clear or obscure glass, over 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up paintwork to match existing, and remove waste and debris.	SM	84.88

ITEM	DESCRIPTION	UNIT	RATE
GLZ515013	PANE:REGLAZE 6MM CLEAR OR OBSCURE UPTO 1.00SM Pane:Reglaze single pane in 6mm clear or obscure glass, upto 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing, and remove waste and debris.	NO	103.40
	Glass - Georgian Wired Cast		
GLZ520005	PANE:REGLAZE 7MM GWCG UPTO 1.00SM Pane:Reglaze single pane in 7mm georgian wired cast glass, upto 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing, and remove waste and debris.	NO	87.01
GLZ520007	PANE:REGLAZE 7MM GWCG OVER 1.00SM Pane:Reglaze single pane in 7mm georgian wired cast glass, over 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing, and remove waste and debris.	SM	94.01
	Glass - Georgian Wired Polished		
GLZ525005	PANE:REGLAZE 6MM GWPP UPTO 1.00SM Pane:Reglaze single pane in 6mm georgian wired polished plate glass upto 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing, and remove waste and debris.	NO	146.09
GLZ525007	PANE:REGLAZE 6MM GWPP OVER 1.00SM Pane:Reglaze single pane in 6mm georgian wired polished plate glass over 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing, and remove waste and debris.	SM	153.09
	Glass - Toughened		
GLZ530005	PANE:REGLAZE 6MM TOUGHENED UPTO 1.00SM Pane:Reglaze single pane in 6mm toughened safety glass upto 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing, and remove waste and debris.	NO	145.41
	Glass - Laminated		
GLZ535005	PANE:REGLAZE 6.4MM LAMINATED UPTO 1.00SM Pane:Reglaze single pane in 6.4mm laminated glass upto 1.00sm, hack out and glaze with putty, sprigs, clips or beads at any level, touch up decoration to match existing, and remove waste and debris.	NO	135.24
	Domelights		
GLZ560001	DOMELIGHT:REMOVE AND REFIX Domelight:Take off and refix domelight ne 1219x1219mm including all necessary drilling and plugging and redressing of upstands and flashings.	NO	70.68
	Sundries		
GLZ575001	PUTTY:RENEW DEFECTIVE PUTTY Putty:Renew loose or defective putty, hack out old, prepare and apply new putty and touch up paintwork to match existing, and remove waste and debris.	LM	4.67
GLZ575003	BEAD:RENEW DEFECTIVE GLAZING BEAD Bead:Renew any type of defective glazing bead including remove existing bead, clean, prepare and supply and fit new bead to match existing including all cutting, mitres, sealing with silicone sealant as necessary and redecoration.	LM	9.43

ITEM	DESCRIPTION	UNIT	RATE
GLZ575005	BEAD:APPLY SILICONE SEAL TO GLAZING BEAD Bead:Seal around glazing bead with silicone sealant including remove existing bead, clean and prepare rebate and refix bead including touch up paintwork to match existing, and remove waste and debris.	LM	6.19
GLZ575007	WINDOW:BED EDGES IN WASHLEATHER STRIP Window:Extra for bedding edges of glass in washleather strip including sealing externally with putty.	LM	3.11
GLZ575011	VENT:RENEW CIRCULAR TO EXISTING OPENING Vent:Renew circular vent to existing opening including carefully remove existing plastic ventilator and fit new ventilator, glass breakage is contractors risk.	NO	17.93
GLZ575013	VENT:FIT NEW CIRCULAR TO EXISTING GLASS Vent:Fit new circular vent to existing glass including carefully cut hole in glass and fit new ventilator, glass breakage is contractors risk.	NO	33.25
Curtains			
GLZ575501	NET CURTAIN:SUPPLY SINGLE WIDTH Net Curtain:Supply and install new single width, full height net curtains, hemmed all edges, to glazed opening of any type or size, on and including proprietary hanging rods or PVC coated tension wire with hooks, eyes, support brackets as appropriate and fixing to any background, make good as necessary (measured length of support by net curtain height).	SM	7.54

ITEM	DESCRIPTION	UNIT	RATE
PLUMBING			
Rainwater Pipework			
Rainwater Pipework - PVCu			
PLU601101	DOWNPIPE:RENEW PVCU NE 2 STOREY Downpipe:Renew round or square PVCu downpipe to ne 2 storey dwelling complete with new brackets plugged to brickwork and all necessary branches, offset projections, hopperhead, shoe, terminal and slate if required including all cutting and making joints and make good to structure and all finishes, and remove waste and debris.	IT	104.48
PLU601103	DOWNPIPE:RENEW PVCU 2-4 STOREY Downpipe:Renew round or square PVCu downpipe to over 2, ne 4 storey dwelling complete with new brackets plugged to brickwork and all necessary branches, offset projections, hopperhead, shoe, terminal and slate if required including all cutting and making joints and make good to structure and all finishes, and remove waste and debris.	IT	188.95
PLU601105	DOWNPIPE:RENEW PVCU PIPE Downpipe:Renew round or square PVCu downpipe, remove and refix or renew pipe brackets plugged and screwed to brickwork including cutting and making joints, make good to structure and finishes, and remove waste and debris.	LM	17.98
PLU601107	DOWNPIPE:RENEW NE 300MM PVCU OFFSET Downpipe:Renew any type of PVCu offset, ne 300mm projection including all cutting and remake joints, make good to structure and finishes, and remove waste and debris.	NO	30.57
PLU601109	DOWNPIPE:RENEW PVCU HOPPERHEAD Downpipe:Renew PVCu downpipe hopperhead for round or square downpipe, plugged and screwed to brickwork including all cutting and remake joints, make good to structure and finishes, and remove waste and debris.	NO	25.37
PLU601111	DOWNPIPE:RENEW PVCU SHOE Downpipe:Renew any type of PVCu downpipe shoe plugged and screwed to brickwork including all cutting and remake joints, make good to structure and finishes, and remove waste and debris.	NO	9.44
PLU601113	DOWNPIPE:RENEW PVCU BRANCH Downpipe:Renew round or square PVCu branch including all cutting and making joints, make good to structure and finishes, and remove waste and debris.	NO	30.09
PLU601125	DOWNPIPE:REMAKE PVCU JOINTS OR REFIX FITTING Downpipe:Remake any loose or leaking PVCu downpipe joint or joints to any fitting, renew drain connection adaptor or remake joint to drain or gully connection, make good (per downpipe)	IT	11.63
PLU601119	DOWNPIPE:RENEW OR REFIX PVCU CLIP Downpipe:Refix or renew clip to PVCu downpipe plugged and screwed to brickwork and make good to structure and finishes, and remove waste and debris.	NO	5.98
PLU601121	DOWNPIPE:REMOVE AND REFIX PVCU COMPLETE Downpipe:Take down any PVCu downpipe, remove and refix pipe brackets, plugged and screwed to brickwork and refix downpipes including all hopperheads offsets, shoes and remake all joints, make good to structure and finishes, and remove waste and debris.	LM	15.89

ITEM	DESCRIPTION	UNIT	RATE
Rainwater Pipework - Cast Iron Repairs			
PLU601503	DOWNPIPE:RENEW UPTO 100MM CAST IRON PIPE Downpipe:Renew length of upto 100mm diameter cast iron downpipe, remove and refix or renew pipe brackets plugged and screwed to brickwork including cutting and making joints, make good to structure and finishes and decorate to match existing, and remove waste and debris.	IT	103.50
PLU601505	DOWNPIPE:REMOVE AND REFIX CAST IRON COMPLETE Downpipe:Take down any cast iron downpipe, remove and refix pipe brackets, plugged and screwed to brickwork and refix downpipes including all hopper heads, offsets, branches, shoes and remake all joints, make good to structure and finishes and touch up decorations to match existing, and remove waste and debris.	LM	21.51
PLU601507	DOWNPIPE:RENEW CAST IRON PIPE BRACKET Downpipe:Renew any diameter cast iron downpipe bracket plugged and screwed to brickwork, make good to structure and finishes and decorate to match existing, and remove waste and debris.	NO	30.17
PLU601509	DOWNPIPE:REFIX LOOSE CAST IRON BRACKET Downpipe:Refix loose cast iron downpipe bracket, including replugging and screwing to brickwork, make good to structure and finishes and decorate to match existing, and remove waste and debris.	NO	5.49
PLU601511	DOWNPIPE:REMAKE CAST IRON JOINTS Downpipe:Remake any loose or leaking cast iron downpipe joint or joints to any fitting, make good to structure and finishes and decorate to match existing, and remove waste and debris.	IT	13.28
Rainwater Gutters			
Rainwater Gutters - PVCu			
PLU603101	GUTTER:RENEW 112MM PVCU COMPLETE Gutter:Renew any gutter with ne 112mm PVCu gutter of any profile including support brackets fixed to fascia complete with all necessary angles, outlets stop ends, including cutting, making gutters line and level and connections to existing guttering and downpipes, and remove waste and debris.	LM	31.73
PLU603103	GUTTER:RENEW 150MM PVCU COMPLETE Gutter:Renew any gutter with 150mm PVCu gutter of any profile including support brackets fixed to fascia complete with all necessary angles, outlets stop ends, including cutting, making gutters line and level and connections to existing guttering and downpipes, and remove waste and debris.	LM	41.86
PLU603105	GUTTER:RENEW 112MM PVCU Gutter:Renew ne 112mm PVCu gutter of any profile, including support brackets fixed to fascia including cutting, making joints, line and level and connection to existing guttering and remove waste and debris.	LM	20.08
PLU603107	GUTTER:RENEW 150MM PVCU Gutter:Renew 150mm PVCu gutter of any profile, including support brackets fixed to fascia including cutting, making joints, line and level and connection to existing guttering and remove waste and debris.	LM	27.02
PLU603109	GUTTER:REALIGN PVCU GUTTER Gutter:Take down any PVCu gutter, remove and refix brackets to fascia and refix gutter to brackets to line and level including all angles, outlets and stop ends and remake all joints.	LM	8.52

ITEM	DESCRIPTION	UNIT	RATE
PLU603111	GUTTER:RENEW PVCU STOP END Gutter:Renew ne 112mm PVCu gutter stop end of any profile, including remaking joints and line and level and remove waste and debris..	NO	6.89
PLU603115	GUTTER:RENEW PVCU OUTLET Gutter:Renew ne 112mm PVCu gutter outlet of any profile, including remaking joints and line and level, and remove waste and debris.	NO	12.10
PLU603119	GUTTER:RENEW PVCU ANGLE Gutter:Renew ne 112mm PVCu gutter angle of any profile including remaking joints and line and level, and remove waste and debris.	NO	12.56
PLU603123	GUTTER:RENEW PVCU UNION Gutter:Renew ne 112mm PVCu gutter union or fitting rubbers of any profile including remake joints and line and level, and remove waste and debris.	NO	11.36
PLU603127	GUTTER:RENEW PVCU BRACKET Gutter:Renew ne 112mm PVCu gutter bracket of any profile including remaking joints and line and level, and remove waste and debris.	NO	6.35
PLU603131	GUTTER:TAKE DOWN AND REFIX PVCU OUTLET Gutter:Take down any PVCu gutter outlet and refix and remake joints.	NO	7.85
PLU603133	GUTTER:REMAKE PVCU JOINT Gutter:Remake any loose or leaking PVCu gutter joint or joints to fittings including break joint, clean out and make joint, and line and level.	NO	5.28
Rainwater Gutters - Cast Iron			
PLU603301	GUTTER:RENEW IN CAST IRON COMPLETE Gutter:Renew ne 125mm cast iron gutter of any profile including support brackets fixed to fascia complete with all necessary angles, outlets and stop ends, including cutting, making gutters line and level, and connections to existing guttering, and rub down, prepare for and decorate to outside of gutter and one coat of bitumastic paint to inside of gutter, and remove waste and debris.	LM	59.21
PLU603303	GUTTER:RENEW LENGTH OF CAST IRON Gutter:Renew ne 125mm cast iron gutter of any profile including support brackets fixed to fascia including cutting, making joints, line and level, and connections to existing guttering, and rub down, prepare for and decorate to match existing to outside of gutter and one coat of bitumastic paint to inside of gutter, and remove waste and debris.	LM	66.97
PLU603305	GUTTER:REALIGN CAST IRON GUTTER Gutter:Take down any cast iron gutter, remove and refix brackets to fascia and refix gutter to brackets, including all angles, outlets and stop ends, remake all joints and touch up decorations.	LM	11.12
PLU603307	GUTTER:RENEW CAST IRON STOP END Gutter:Renew ne 125mm cast iron gutter stop end of any profile, including remaking joint, line and level, rub down, prepare for and decorate to match existing to outside and one coat of bitumastic paint to inside, and remove waste and debris.	NO	18.26
PLU603309	GUTTER:RENEW CAST IRON OUTLET Gutter:Renew ne 125mm cast iron gutter outlet of any profile, including remaking joint, line and level, rub down, prepare for and decorate to match existing to outside and one coat of bitumastic paint to inside, and remove waste and debris.	NO	38.51

ITEM	DESCRIPTION	UNIT	RATE
PLU603311	GUTTER:RENEW CAST IRON ANGLE Gutter:Renew ne 125mm cast iron gutter angle of any profile, including remaking joint, line and level, rub down, prepare for and decorate to match existing to outside and one coat of bitumastic paint to inside, and remove waste and debris.	NO	38.36
PLU603313	GUTTER:RENEW CAST IRON UNION Gutter:Renew ne 125mm cast iron gutter Union of any profile, including remaking joint, line and level, rub down, prepare for and decorate to match existing to outside and one coat of bitumastic paint to inside, and remove waste and debris.	NO	33.10
PLU603315	GUTTER:RENEW CAST IRON BRACKET Gutter:Renew gutter bracket for cast iron gutter including line and level, and rub down, prepare for and decorate to match existing, and remove waste and debris.	NO	19.59
PLU603317	GUTTER:TAKE DOWN AND REFIX CAST IRON OUTLET Gutter:Take down any cast iron gutter outlet and refix, remake all joints, and touch up decorations	NO	26.22
PLU603319	GUTTER:REMAKE CAST IRON JOINTS Gutter:Remake any cast iron gutter joint including break joint, clean out and make joint, and touch up decorations.	NO	11.84
Gutters/Downpipes - Clean Out			
PLU603901	DOWNPIPE:CLEAR BLOCKAGE NE 2 STOREY Downpipe:Clear blockage from downpipe ne 2 storey including gain access, rod, flush out and test including clean out gulley and remove debris from site on completion (not to be claimed with 603903)	IT	11.43
PLU603902	DOWNPIPE:CLEAR BLOCKAGE 2 TO 4 STOREY Downpipe:Clear blockage from downpipe any 2 to 4 storey including gain access, rod, flush out and test including clean out gulley and remove debris from site on completion (not to be claimed with 603903)	IT	23.39
PLU603903	GUTTER:CLEAN AND FLUSH OUT PER ELEVATION Gutter:Clean out debris from gutters to any type of property including flush out and test, rod downpipe including clean out gulley and remove debris from site on completion (per elevation).	IT	23.39
PLU603905	HOPPER:CLEAR OUT BLOCKED HOPPERHEAD Hopper:Clear out blocked hopperhead including rod if necessary, flush out and test and remove debris from site on completion, and remove waste and debris.	NO	9.35
PLU603907	FLAT ROOF OUTLET:CLEAR BLOCKED Flat Roof Outlet:Clear out blocked flat roof outlet including rod if necessary, flush out and test and remove debris from site on completion, and remove waste and debris.	IT	12.99
Foul Drainage Above Ground			
Soil and Vent Stacks - External – PVCu			
PLU610101	STACK:RENEW EXTERNAL PVCU COMPLETE NE 2 STOREY Stack:Take down external soil stack complete to any dwelling ne 2 storey and renew with 110mm PVCu pipework complete with all necessary wc branches, bends, offsets, waste bosses, pipes, brackets, access pipes, drain connector, terminal and slate if necessary including all cutting and making joints, fixing to any background, make good to structure including roofing, soffit or similar and make good to all finishes and test, and remove waste and debris.	IT	333.55

ITEM	DESCRIPTION	UNIT	RATE
PLU610105	STACK:RENEW EXTERNAL 110MM PVCU SOIL STACK Stack:Renew 110mm diameter PVCu length or section of external soil stack, renew or refix clips as necessary, including cut and make joints, make good to structure and finishes and test, and remove waste and debris.	LM	20.96
PLU610107	STACK:RENEW EXTERNAL PVCU SOIL STACK BRACKET Stack:Renew 110mm diameter external PVCu soil stack pipe bracket securely plugged and screwed to any background, make good to structure and finishes and test, and remove waste and debris.	NO	7.56
PLU610109	STACK:RENEW EXTERNAL PVCU WC BRANCH PIPE Stack:Renew 110mm diameter external PVCu soil stack wc branch pipe with access, connect to pan, including cutting, making joints, cut holes to walls, make good to structure and finishes and test, and remove waste and debris.	NO	83.98
PLU610111	STACK:RENEW EXTERNAL PVCU OFFSET Stack:Renew 110mm diameter external PVCu soil stack offset including cutting and making all necessary joints, make good to structure and finishes and test, and remove waste and debris.	NO	20.48
PLU610113	STACK:RENEW EXTERNAL PVCU JUNCTION Stack:Renew 110mm diameter external PVCu soil stack junction with access including cutting and making all necessary joints, and make good to structure and finishes and test, and remove waste and debris.	NO	43.86
PLU610115	STACK:RENEW EXTERNAL PVCU ACCESS BEND Stack:Renew 110mm diameter external PVCu soil stack access bend, including cutting and making all necessary joints, make good to structure and finishes and test, and remove waste and debris.	NO	45.29
PLU610117	STACK:RENEW EXTERNAL PVCU ACCESS PIPE Stack:Renew 110mm diameter external PVCu soil stack access pipe, including cutting and making all necessary joints, make good to structure and finishes and test, and remove waste and debris.	NO	25.47
PLU610119	STACK:RENEW EXTERNAL PVCU VENT TERMINAL Stack:Renew 110mm diameter external PVCu soil stack/vent terminal and weathering slate and make good to roofing.	NO	56.50
PLU610121	STACK:RENEW EXTERNAL PVCU DOUBLE SOCKET Stack:Renew 110mm diameter external PVCu soil stack double socket, including cutting and making all necessary joints, make good to structure and finishes and test, and remove waste and debris.	NO	28.15
PLU610123	STACK:RENEW EXTERNAL PVCU DRAIN CONNECTOR Stack:Renew drain connection with 110mm diameter external PVCu soil stack drainage adaptor.	NO	22.14
PLU610125	STACK:RENEW EXTERNAL PVCU 110MM BOSS CONNECTOR Stack:Renew 110mm diameter external PVCu soil stack boss connector, including cutting and making all necessary joints, make good and test, and remove waste and debris.	NO	23.54
PLU610127	STACK:RENEW EXTERNAL PVCU BOSS ADAPTOR Stack:Renew 32mm or 40mm diameter external solvent PVCu boss adaptor, including any additional renewal of boss pipe, and remove waste and debris.	NO	15.29

ITEM	DESCRIPTION	UNIT	RATE
PLU610129	STACK:REPAIR FRACTURE ON EXTERNAL PVCU AT SLAB Stack:Repair fractured external soil outlet at slab level, break up concrete slab, repair pipework fix new PVCu pipe or fitting with new clips, remake all joints, make good walls and floors and test (measured per pipe or fitting).	IT	99.81
PLU610131	STACK:ACCESS COVER TO EXISTING EXTERNAL PVCU Stack:Insert or cut into any existing external PVCu soil stack and provide and fix new proprietary bolted removable access covers and seals, maintain integrity of existing system by using compatible seals or solvent welding.	IT	38.43
PLU610133	STACK:RENEW PVCU BALLOON GRATING Stack:Renew PVCu balloon grating to soil stack.	NO	18.78
Soil and Vent Stacks - Internal - PVCu			
PLU610305	STACK:RENEW INTERNAL 110MM PVCU SOIL STACK Stack:Renew 110mm diameter PVCu length or section of internal soil stack, remove and refix access panels, duct casings and the like for access, renew or refix clips as necessary including cut and make joints, make good to structure and finishes and test, and remove waste and debris.	LM	26.16
PLU610307	STACK:RENEW INTERNAL PVCU SOIL STACK BRACKETS Stack:Renew 110mm diameter internal PVCu soil stack pipe bracket securely plugged and screwed to any background, remove and refix access panels, duct casings and the like for access make good to structure and finishes and test, and remove waste and debris.	NO	12.75
PLU610309	STACK:RENEW INTERNAL PVCU WC BRANCH PIPE Stack:Renew 110mm diameter internal PVCu soil stack wc branch pipe with access, connect to pan, including cutting, making joints, cut holes to walls, make good to structure and finishes and test, remove and refix duct casings and access panels and the like for access, and remove waste and debris.	NO	94.37
PLU610311	STACK:RENEW INTERNAL PVCU OFFSET Stack:Renew 110mm diameter internal PVCu soil stack offset including cutting and making all necessary joints, make good to structure and finishes and test, remove and refix duct casings and access panels and the like for access, and remove waste and debris.	NO	25.68
PLU610313	STACK:RENEW INTERNAL PVCU JUNCTION Stack:Renew 110mm diameter internal PVCu soil stack junction with access including cutting and making all necessary joints, make good to structure and finishes test, remove and refix duct casings and access panels and the like for access, and remove waste and debris.	NO	51.65
PLU610315	STACK:RENEW INTERNAL PVCU ACCESS BEND Stack:Renew 110mm diameter internal PVCu soil stack access bend, including cutting and making all necessary joints, make good to structure and finishes and test, remove and refix duct casings and access panels and the like for access, and remove waste and debris.	NO	50.49
PLU610317	STACK:RENEW INTERNAL PVCU ACCESS PIPE Stack:Renew 110mm diameter internal PVCu soil stack access pipe, including cutting and making all necessary joints, make good to structure and finishes and test, remove and refix duct casings and access panels for access, and remove waste and debris.	NO	30.66

ITEM	DESCRIPTION	UNIT	RATE
PLU610319	STACK:RENEW INTERNAL PVCU DOUBLE SOCKET Stack:Renew 110mm diameter internal PVCu soil stack double socket, including cutting and making all necessary joints, make good to structure and finishes and test, remove and refix duct casings and access panels and the like for access, and remove waste and debris.	NO	33.87
PLU610321	STACK:RENEW INTERNAL PVCU 110MM BOSS CONNECTOR Stack:Renew 110mm diameter internal PVCu soil stack boss connector, including cutting and making all necessary joints, make good and test, remove and refix duct casings and access panels and the like for access, and remove waste and debris.	NO	28.73
PLU610323	STACK:RENEW INTERNAL PVCU BOSS ADAPTOR Stack:Renew 32mm or 40mm diameter internal solvent PVCu boss adaptor, including any additional renewal of boss pipe, remove and refix duct casings and access panels and the like for access, and remove waste and debris.	NO	19.45
PLU610325	STACK:REPAIR FRACTURE ON INTERNAL PVCU AT SLAB Stack:Repair fractured internal soil outlet at slab level, break up concrete slab, repair pipework fix new PVCu pipe or fitting with new clips, remake all joints, make good walls and floors and test, remove and refix duct casings and access panels and the like for access, and remove waste and debris (measured per pipe or fitting).	IT	112.81
PLU610327	STACK:ACCESS COVER TO EXISTING INTERNAL PVCU STACK Stack:Insert or cut into any existing internal PVCu soil stack and provide and fix new proprietary bolted removable access covers and seals, maintain integrity of existing system by using compatible seals or solvent welding, remove and refix duct casings and access panels and the like for access, and remove waste and debris..	IT	63.31
PLU610329	STACK:RENEW PVCU AIR ADMITTANCE VALVE Stack:Renew Air Admittance Valve to PVCu internal soil stack including gain access, remove existing and fix new to existing PVC or CI stack including either socket or adaptor as necessary, and remove waste and debris..	IT	20.48
PLU610331	STACK:REMAKE JOINT PVCU STACK Stack:Remake ne 100mm diameter PVCu soil stack joint including break joint, clean out and make joint.	NO	16.00
Soil and Vent Stacks - Cast Iron - Repairs			
PLU610503	STACK:REMAKE JOINT TO CAST IRON STACK Stack:Remake ne 150mm diameter cast iron soil stack joint.	NO	24.11
PLU610505	STACK:RENEW CAST IRON OFFSET Stack:Renew ne 150mm diameter offset to cast iron soil stack including remake joints and decorate to match existing, and remove waste and debris.	NO	68.46
PLU610507	STACK:RENEW CAST IRON BRANCH Stack:Renew ne 150mm diameter branch to cast iron soil stack including remake joints and decorate to match existing, and remove waste and debris.	NO	103.59

ITEM	DESCRIPTION	UNIT	RATE
	Waste Pipework and Fittings		
	Waste Pipework and Fittings - Plastic		
PLU620101	WASTE:RENEW 32MM PIPE AND TRAP BASIN Waste:Renew waste to any sink or basin in ne 32mm plastic pipework complete including trap, all fittings, clips, cut or form holes and make good, make all necessary connections to stack, gully or hopper head and test, and remove waste and debris.	NO	48.95
PLU620103	WASTE:RENEW 40MM PIPE AND TRAP SINK Waste:Renew waste to any sink or basin in ne 40mm plastic pipework complete including trap, all fittings, clips, cut or form holes and make good, make all necessary connections to stack, gully or hopper head and test, and remove waste and debris.	NO	57.32
PLU620105	WASTE:RENEW 40MM PIPE AND TRAP BATH Waste:Renew waste to any bath in ne 40mm plastic pipework complete including trap, all fittings, clips, cut or form holes and make good, make all necessary connections to stack, gully or hopper head and test, and remove waste and debris.	NO	69.49
PLU620107	WASTE:RENEW 40MM PIPE AND TRAP SHOWER Waste:Renew waste to any shower in ne 40mm plastic pipework complete including sealed trap, all fittings, clips, remove and refix tray, cut and form holes and make good, make all necessary connections to stack, gully or hopper head and test, and remove waste and debris.	NO	148.56
PLU620117	TRAP:RENEW 32MM SINK OR BASIN TRAP Trap:Renew ne 32mm diameter plastic trap to sink or basin including all adjustments to pipework, make all connections and test on completion, and remove waste and debris.	NO	12.43
PLU620119	TRAP:RENEW 40MM SINK OR BASIN TRAP Trap:Renew ne 40mm diameter plastic trap to sink or basin including all adjustments to pipework, make all connections and test on completion, and remove waste and debris.	NO	12.60
PLU620121	TRAP:RENEW NE 40MM BATH TRAP Trap:Renew ne 40mm diameter plastic trap to bath including all adjustments to pipework, make all connections and test on completion, and remove waste and debris.	NO	17.79
PLU620123	TRAP:RENEW NE 40MM SHOWER TRAP Trap:Renew ne 40mm diameter plastic sealed trap to shower including all adjustments to pipework, make all connections, remove and refix tray and test, and remove waste and debris.	NO	87.10
PLU620109	WASTE:RENEW NE 40MM BEND OR CONNECTOR Fitting:Renew ne 40mm diameter plastic straight connector or bend, make all necessary joints to waste pipe and trap or stack, and test all joints on completion, and remove waste and debris.	NO	11.48
PLU620111	WASTE:RENEW NE 40MM TEE Fitting:Renew ne 40mm diameter plastic tee, make all necessary joints and test on completion, and remove waste and debris.	NO	14.07
PLU620113	WASTE:RENEW LEAKING JOINT Waste:Renew joint of waste fitting, including remove and securely refix and make all necessary joints, and test on completion, and remove waste and debris.	NO	8.01

ITEM	DESCRIPTION	UNIT	RATE
PLU620115	WASTE:RENEW PLASTIC PIPE CLIP Waste:Renew or supply and fix pipe clip for any diameter plastic pipe including plugging and screwing as necessary.	NO	2.93
PLU620131	PIPE:RENEW 32MM WASTE Pipe:Renew any pipe with 32mm plastic waste pipe complete with all brackets, connections, bends, tees etc, cut/form holes and make good, make all necessary connections to stack, gulley or hopper head and test, and remove waste and debris.	LM	16.59
PLU620133	PIPE:RENEW 40MM WASTE Pipe:Renew any pipe with 40mm plastic waste pipe complete with all brackets, connections, bends, tees etc, cut/form holes and make good, make all necessary connections to stack, gulley or hopper head and test, and remove waste and debris.	LM	16.80
Waste Pipework and Fittings - Copper			
PLU620307	WASTE:REPAIR LEAK ON COPPER WASTE Waste:Repair leaking joint(s) to any copper waste fitting including remove and refix and all adjustments to pipework/fittings as necessary.	NO	11.12
Soil/Waste Pipe Blockages			
PLU620501	STACK:CLEAR BLOCKAGE NE 2 STOREY Stack:Clear blockage from soil stack ne 2 storey including gain access remove and refix any duct covers, rod, flush out and test and remove debris from site on completion.	IT	26.71
PLU620503	STACK:CLEAR BLOCKAGE 2-4 STOREY Stack:Clear blockage from soil stack over 2, ne 4 storey including gain access, remove and refix any duct covers, rod, flush out and test and remove debris from site on completion.	IT	39.70
PLU620505	BATH:CLEAR BLOCKAGE TO WASTE Bath:Clear blockage to waste fitting, pipe or trap, flush out and test, remove and refix any access panels etc., as necessary, remove debris on completion and make good any finishes disturbed.	NO	18.91
PLU620507	BASIN OR SINK:CLEAR BLOCKAGE Basin or Sink:Clear blockage to waste fitting, pipe or trap, flush out and test, remove and refix any access panels etc., as necessary, remove debris on completion and make good any finishes disturbed.	NO	11.12
PLU620509	WASHING MACHINE:CLEAR BLOCKED WASTE Washing Machine:Clear blockage to waste pipe or trap, flush out and test, remove and refix any access panels etc., as necessary, remove debris on completion and make good any finishes disturbed.	NO	8.52
PLU620513	WC PAN:CLEAR BLOCKAGE INCLUDING REMOVE WC Pan:Clear blockage to WC pan including remove and refix pan and remake all joints, flush out and test, remove and refix any access panels etc., as necessary, remove debris on completion and make good any finishes disturbed.	NO	32.63
PLU620515	SHOWER:CLEAR BLOCKAGE INCLUDING REMOVE Shower:Clear blockage to shower including remove/refix tray, flush out test, remove and refix any access panels etc., as necessary, remove debris on completion and make good any finishes disturbed.	NO	21.51

ITEM	DESCRIPTION	UNIT	RATE
Fittings, Equipment and Appliances Associated with Services			
Sinks			
PLU630101	SINK TOP:RENEW SINGLE DRAINER TOP Sink Top:Renew with any size and type stainless steel single drainer sink top complete with new taps and waste fittings, reconnect to existing supply pipework including any adjustments and provide new service valves if not already installed, complete with new plug and chain, renew plastic trap and make all connections, make good existing or provide 300mm high glazed tile splashback fixed with adhesive including all labours, silicone sealant between splashback and fitting, crossbond and test, and remove waste and debris.	NO	187.12
PLU630105	SINK UNIT:RENEW SINGLE DRAINER TOP AND BASE UNIT Sink Unit:Renew with any size and type stainless steel single drainer sink top and base unit complete with new taps and waste fittings, reconnect to existing supply pipework including any adjustments and provide new service valves if not already installed, complete with new plug and chain, renew plastic trap and make all connections, make good existing or provide 300mm high glazed tile splashback fixed with adhesive including all labours, silicone sealant between splashback and fitting, crossbond and test, and remove waste and debris.	NO	331.41
PLU630107	SINK TOP:REFIX ANY LOOSE SINK TOP Sink Top:Refix any type and size of loose sink top including disconnect, remove and refix taps, pipework and fittings as necessary, remake silicone sealant joints and crossbond, and remove waste and debris.	NO	40.26
PLU630109	SINK:RENEW PLUG AND CHAIN Sink:Renew rubber plug and chain to sink and securely fix to and including new stud or backplate as necessary.	NO	5.92
PLU630111	SINK:RENEW NE 42MM CP WASTE Sink:Renew ne 42mm cp waste fitting including disconnect trap, fix new waste fitting, plug and chain and reconnect trap including all adjustments to pipework as necessary and test, and remove waste and debris.	NO	31.00
PLU630113	SINK:RENEW NE 42MM CP COMBINED WASTE Sink:Renew ne 42mm cp waste and combined overflow including disconnect trap, fix new waste fitting, overflow, plug and chain and reconnect trap including adjustment to pipework as necessary and test, and remove waste and debris.	NO	41.24
PLU630115	SINK:REFIX OR RENEW CANTILEVER BRACKETS Sink:Refix or renew cantilever brackets to any size or type of fireclay sink including disconnect and remove/refix sink if required and reconnect all pipework and all necessary plugging and making good, and remove waste and debris.	NO	41.25
Sinks - Deep Bowl			
PLU630117	SINK TOP:RENEW SINGLE DRAINER DEEP BOWL TOP Sink Top:Renew with any size/type stainless steel deep bowl single drainer sink top complete with new taps and waste fittings, reconnect to existing supply pipework and provide new service valves if not already installed, including any adjustments, complete with new plug and chain, renew plastic trap, make all connections, make good existing or provide 300mm high glazed tile splashback fixed with adhesive including all labours, silicone sealant between splashback and fitting, and crossbond, test, adjust sink base unit to accommodate deep bowl and trap, and remove waste and debris.	NO	187.12

ITEM	DESCRIPTION	UNIT	RATE
PLU630121	<p>SINK UNIT:RENEW SINGLE DRAINER DEEP TOP BASE UNIT</p> <p>Sink Unit:Renew with any size and type stainless steel deep bowl single drainer sink top and base unit complete with new taps and waste fittings, connect to existing supply pipework including any adjustments and provide new service valves if not already installed, complete with new plug and chain, renew plastic trap make all connections, make good existing or provide 300mm high glazed tile splashback fixed with adhesive including all labours, silicone sealant between splashback and fitting, crossbond and test, and remove waste and debris.</p> <p>Sink Tops - Inset</p>	NO	310.62
PLU630201	<p>SINK TOP:SUPPLY INSET</p> <p>Sink Top:Supply and fix 508x935mm stainless steel inset sink top, single bowl and single drainer complete with new taps and waste fitting, including cut out work top, sink, connect to existing supply pipework and provide new service valves if not already installed, including any adjustments, complete with new plug and chain, provide plastic waste trap and pipework, make all connections, silicone sealant between sink top and work top, crossbond and test, and remove waste and debris.</p>	NO	171.27
PLU630203	<p>SINK TOP:RENEW INSET</p> <p>Sink Top:Renew with 508x935mm stainless steel inset sink top, single bowl and single drainer complete with new taps and waste fitting, reconnect to existing supply pipework, and provide new service valves if not already installed, including any adjustments, complete with new plug and chain, renew plastic waste trap, make all connections, renew silicone sealant between sink top and work top, crossbond and test, and remove waste and debris.</p> <p>Sink Tops - Deep Bowl Inset</p>	NO	160.88
PLU630211	<p>SINK TOP:SUPPLY DEEP BOWL INSET</p> <p>Sink Top:Supply and fix 508x935mm stainless steel inset sink top, single deep bowl and single drainer complete with new taps and waste fitting, including cut out work top for sink, connect to existing supply pipework and provide new service valves if not already installed, including any adjustments, complete with new plug and chain, provide plastic waste trap and pipework, make all connections, silicone sealant between sink top and work top, crossbond, test, adjust sink base unit to accommodate deep bowl and trap, and remove waste and debris.</p>	NO	171.27
PLU630213	<p>SINK TOP:RENEW WITH DEEP BOWL INSET</p> <p>Sink Top:Renew with 508x935mm stainless steel inset sink top, single deep bowl and single drainer complete with new taps and waste fitting, reconnect to existing supply pipework, and provide new service valves if not already installed, including any adjustments, complete with new plug and chain, renew plastic waste trap, make all connections,. renew silicone sealant between sinktop and worktop, top, crossbond, test, adjust sink base unit to accommodate deep bowl and trap, and remove waste and debris.</p> <p>Sink Base Units</p>	NO	160.88
PLU630301	<p>SINK UNIT:REMOVE SINK TOP AND RENEW 1M BASE UNIT</p> <p>Sink Unit:Remove stainless steel sink top and set aside, renew 1000mm long sink base unit scribed and securely plugged to wall, refix and reconnect existing sink top, and provide new service valves if not already installed, renew taps, silicone sealant between splashback and fitting, and crossbond, remake connections to existing supply and waste pipework, test, and make good plaster or tiled finishes on completion, and remove waste and debris.</p>	NO	193.66

ITEM	DESCRIPTION	UNIT	RATE
PLU630303	<p>SINK UNIT:REMOVE SINK TOP RENEW 1.2M BASE UNIT</p> <p>Sink Unit:Remove stainless steel sink top and set aside, renew 1200mm long sink base unit scribed and securely plugged to wall, refix and reconnect existing sink top, and provide new service valves if not already installed, renew taps, silicone sealant between splashback and fitting, and crossbond, remake connections to existing supply and waste pipework, test, and make good plaster or tiled finishes on completion, and remove waste and debris.</p> <p>WC Suites</p>	NO	248.75
PLU630503	<p>WC SUITE:RENEW LOW LEVEL WITH CHINA CISTERN</p> <p>WC Suite:Renew wc suite complete with vitreous china pan fixed with brass or non-ferrous screws to floor including any necessary plugging, 6 litre vitreous china low level cistern plugged to wall, with overflow syphon, silencer pipe, float handle and ball valve, 32mm diameter flush pipe, wc cone, reconnect to existing supply and overflow pipework and provide new service valve if not already installed, make flush pipe and soil pipe joints with and including 'Easy-Fit' connectors, and test all joints, and fix new plastic seat and lid to pan, and remove waste and debris.</p>	NO	213.57
PLU630505	<p>WC SUITE:RENEW HIGH LEVEL WITH PLASTIC CISTERN</p> <p>WC Suite:Renew wc suite complete with vitreous china pan fixed with brass or non-ferrous screws to floor including any necessary plugging, 6 litre plastic high level cistern plugged to wall, with overflow syphon, silencer pipe, float, pull chain and ball valve, 32mm diameter flush pipe, wc cone, reconnect to existing supply and overflow pipework, and provide new service valve if not already installed, make flush pipe and soil pipe joints with and including 'Easy-Fit' connectors, and test all joints, and fix new plastic plastic seat and lid to pan, and remove waste and debris.</p>	NO	210.14
PLU630511	<p>WC PAN:RENEW COMPLETE</p> <p>WC Pan:Renew wc pan fixed with brass or non-ferrous screws to floor, including any plugging, renew wc cone, remake flush pipe and soil pipe joints with and including 'Easy-Fit' connectors, fix new plastic seat and lid to pan, make good to all wall and floor finishes, and remove waste and debris.</p>	NO	108.33
PLU630513	<p>WC PAN:RENEW SEAT COMPLETE</p> <p>WC Pan:Renew single or double flap seat and bracket to wc pan, and remove waste and debris.</p>	NO	32.16
PLU630515	<p>WC PAN:REMOVE COMPLETE</p> <p>WC Pan:Remove wc pan complete, including disconnect and seal off, make good existing sub floor and make good to all wall and floor finishes, and remove waste and debris.</p>	NO	19.21
PLU630516	<p>WC PAN:OVERHAUL ANY TYPE</p> <p>WC Pan;Overhaul any type of pan, if necessary renew sea and cover, seat hinges, refix seat, refix pan if loose, renew flush pie, renew wc cone and flush pipe joint, remake outlet or soil pipe connection with cement/sand or 'Easy-Fit' connector or rubber wc gasket, test for leaks on completion and leave wc pan in working order</p>	NO	42.17
PLU630521	<p>WC PAN:RENEW FLUSH PIPE</p> <p>WC Pan:Renew 32mm diameter low or high level flush pipe, make joint to pan with new cone and to cistern, and remove waste and debris.</p>	NO	13.14

ITEM	DESCRIPTION	UNIT	RATE
PLU630533	WC CISTERN:RENEW LOW LEVEL PLASTIC WC Cistern:Renew with 6 litre plastic low level cistern plugged and screwed securely to wall with overflow, syphon, silencer pipe, float, handle and ballvalve, reconnect existing supply overflow and flush pipework, and provide new service valve if not already installed, test on completion and make good all finishes, and remove waste and debris.	NO	64.53
PLU630535	WC CISTERN:RENEW LOW LEVEL CHINA WC Cistern:Renew with 6 litre vitreous china low level cistern plugged and screwed securely to wall with overflow, syphon, silencer pipe, float, handle and ballvalve, reconnect existing supply overflow and flush pipework, and provide new service valve if not already installed, test on completion and make good all finishes, and remove waste and debris.	NO	80.08
PLU630537	WC CISTERN:RENEW HIGH LEVEL PLASTIC WC Cistern:Renew with 6 litre plastic high level level cistern on existing brackets, with overflow, syphon, silencer pipe, float, handle and chain and ballvalve, reconnect existing supply overflow and flush pipework, and provide new service valve if not already installed, test on completion and make good all finishes, and remove waste and debris.	NO	71.80
PLU630541	WC CISTERN:RENEW HIGH WITH LOW PLASTIC WC Cistern:Renew wc high level cistern with 6 litre plastic wc low level cistern plugged and screwed securely to wall, with overflow, siphon, silencer pipe, float, handle and ballvalve, reconnect existing supply, overflow and flush pipework including any necessary adjustments and provide new service valve if not already installed, test on completion and make good all finishes, and remove waste and debris.	NO	77.13
PLU630543	WC CISTERN:RENEW HIGH WITH LOW CHINA WC Cistern:Renew wc high level cistern with 6 litre vitreous china wc low level cistern plugged and screwed securely to wall, with overflow, syphon, silencer pipe, float, handle and ballvalve, reconnect existing supply, overflow and flush pipework including any necessary adjustments and provide new service valve if not already installed, test on completion and make good all finishes, and remove waste and debris.	NO	92.68
PLU630545	WC CISTERN:REFIX INCLUDING RENEW BRACKET WC Cistern:Refix any wc cistern, including turn off water supply, disconnect and make all necessary connections to pipework and replug securely to wall, including remove existing and fix new brackets and refix cistern, turn on water supply, test and make good all finishes, and remove waste and debris.	NO	24.83
PLU630551	WC CISTERN:DISCONNECT AND REMOVE WC Cistern:Remove wc cistern complete including disconnect, cut back and seal off supply and overflow pipework and make good to plasterwork and decorate to match existing, and remove waste and debris.	NO	30.33
PLU630559	WC CISTERN:RENEW OVERFLOW WC Cistern:Renew polypropylene overflow pipe to cistern, disconnect, and remove existing defective overflow pipe and fit new overflow pipe, including fittings, clips, cut and make good holes and finishes as necessary, and remove waste and debris.	NO	45.13

ITEM	DESCRIPTION	UNIT	RATE
PLU630571	<p>WC CISTERN:OVERHAUL ANY TYPE</p> <p>WC Cistern:Overhaul any type of cistern, if necessary renew diaphragm, linkage adjustment, water level, rewasher, reseat etc, renew float, renew ballvalve, repair leak on flush pipe, tighten flush pipe nut, and check flushing operation, repair leak to overflow, including renew overflow connector, renew flushing arm and lever assembly to low level wc pull chain and handle to high level wc cistern, cistern flushing syphon and remake joints, including turn off water supply reinstate water supply and test on completion and leave cistern in working order, and remove waste and debris.</p>	IT	21.99
	Wash Hand Basins		
PLU630701	<p>BASIN:RENEW ON BRACKETS COMPLETE</p> <p>Basin:Renew vitreous china wash hand basin size ne 560x406mm complete with brackets, new taps and waste fitting, reconnect existing supply pipework including any adjustments, provide new service valves if not already installed, complete with new plug and chain, plastic trap, connect to waste and test all joints, make good existing or fix new 300mm high glazed wall tile splashback fixed with adhesive including all labours, silicone sealant between splashback and crossbond, and remove waste and debris.</p>	NO	193.75
PLU630703	<p>BASIN:RENEW COMPLETE WITH PEDESTAL</p> <p>Basin:Renew vitreous china wash hand basin size ne 560x406mm complete with pedestal, new taps and waste fitting, reconnect existing supply pipework including any adjustments, provide new service valves if not already installed, complete with new plug and chain, plastic trap, connect to waste and test all joints, make good existing or fix new 300mm high glazed wall tile splashback fixed with adhesive including all rounded edges and labours, silicone sealant between splashback and crossbond, and remove waste and debris.</p>	NO	222.81
PLU630705	<p>BASIN:RENEW PEDESTAL ONLY</p> <p>Basin:Renew any vitreous china wash hand basin pedestal including turn water off and on, remove existing wash hand basin and renew pedestal, refix basin and reconnect to supply and waste pipework, provide new service valves if not already installed, renew silicone sealant to splashback, make good all finishes and crossbond, and remove waste and debris.</p>	NO	78.56
PLU630707	<p>BASIN:DISCONNECT AND REMOVE</p> <p>Basin:Remove basin including brackets/pedestal complete, disconnect and seal off pipework, and remove waste and debris.</p>	NO	27.73
PLU630713	<p>BASIN:REFIX WASH HAND BASIN</p> <p>Basin:Refix wash hand basin, turn off water supply disconnect and refix basin onto bracket and make all necessary connections, provide new services valves if not already installed, reinstate water supply, and test all joints, remake crossbond, and remove waste and debris.</p>	NO	52.44
PLU630715	<p>BASIN:RENEW PLUG AND CHAIN</p> <p>Basin:Renew rubber plug and chain to basin and secure to stud.</p>	NO	3.32
PLU630717	<p>BASIN:RENEW CP WASTE FITTING</p> <p>Basin:Renew 32mm chromium plated waste fitting to wash hand basin, complete with plug and chain, bed and fix new waste and make connection to trap, and test all newly made joints on completion, and remove waste and debris.</p>	NO	14.26

ITEM	DESCRIPTION	UNIT	RATE
PLU630719	BASIN:RENEW CP POP-UP WASTE Basin:Renew 32mm chromium plated pop-up waste fitting to wash hand basin, complete with rod cover and fixing rod, bed and fix new waste and make connection to trap, connect pop-up fitting and test all newly made joints on completion, including remove and refix pedestal as necessary.	NO	25.24
PLU630721	BASIN:OVERHAUL CP POP-UP WASTE Basin:Overhaul 32mm chromium plated pop-up waste fitting to wash hand basin, including renewing rod, cover, fixing rod or connection nut, rebed as necessary, remake connection to trap, reconnect pop-up fitting and test all newly made joints on completion, including remove and refix pedestal as necessary.	NO	19.94
Baths			
PLU630901	BATH:RENEW 1700MM STEEL Bath:Renew upto 1700mm heavy duty vitreous enamel steel bath complete with new taps and waste fitting, reconnect existing supply pipework including any adjustments, provide new service valves if not already installed, complete with new plug and chain, plastic trap, connect to waste pipework, 4.8mm self finished hardboard bath panels screwed with chromium plated dome headed screws to and including 38x50mm softwood framing, angle trim, make good existing or renew 300mm high glazed wall tile splashback fixed with adhesive including all labours, silicone sealant between splashback and bath, and crossbond, and remove waste and debris.	NO	440.07
PLU630917	BATH:REMOVE AND REFIX Bath:Remove and later refix any bath after access for other work including remove/refix panels, framing, skirting, drain/refill system, disconnect and reconnect all pipework as necessary and provide new service valves if not already installed and test, renew silicone sealant, make good wall tiling and all finishes disturbed and crossbond, and remove waste and debris.	NO	91.56
PLU630919	BATH:RENEW PLUG AND CHAIN Bath:Renew plug and chain to bath and securely fix to stud or overflow fitting.	NO	3.45
PLU630921	BATH:RENEW 42MM CP WASTE Bath:Renew 42m chromium plated waste fitting to bath complete with plug and chain, reconnect to trap and overflow and test, remove and refix bath panel and framing and skirting etc. as required for access, and remove waste and debris.	NO	33.51
PLU630923	BATH:RENEW 42MM CP WASTE OVERFLOW Bath:Renew 42mm chromium plated waste and overflow fitting to bath complete with plug and chain, including remove and securely refix bath, panel, framing, skirting etc., bed and fix new waste and overflow and make connection to trap and test, make good all finishes disturbed and renew silicone joint sealant to bath.	NO	61.69
PLU630931	BATH:RENEW 42MM CP POP-UP WASTE Bath:Renew 42mm chromium plated pop-up waste fitting to bath complete with rod, cover and fixing rod, bed and fix new waste and make connection to trap, connect pop-up fitting and test all newly made joints on completion, remove and refix bath panel, framing, skirting etc. as required for access, and remove waste and debris.	NO	30.02

ITEM	DESCRIPTION	UNIT	RATE
PLU630933	BATH:RENEW 42MM CP POP-UP WASTE OVERFLOW Bath:Renew 42mm chromium plated waste and overflow fitting to bath complete with rod, cover and fixing rod, bed and fix new waste and make connection to trap, connect pop-up fitting and test all newly made joints on completion, remove and refix bath panel, framing, skirting etc. as required for access, make good all finishes disturbed and renew silicone joint sealant to bath, and remove waste and debris.	NO	39.97
PLU630935	BATH:OVERHAUL CP POP-UP WASTE Bath:Overhaul 42mm chromium plated pop-up waste fitting to bath, including renewing rod, cover, fixing rod or connection nut, rebed as necessary, remake connection to trap, reconnect pop-up fitting and test all newly made joints on completion, remove and refix bath panel, framing, skirting etc. as required for access	NO	19.94
Shower Trays			
PLU631103	SHOWER TRAY:RENEW ACRYLIC COMPLETE Shower Tray:Renew shower tray with ne 830x830x260mm acrylic shower tray, anti-slip finish with chromium plated waste, make necessary connections to waste pipe, seal joint between tray and wall with silicone sealant and make good all finishes, refix shower rails, curtains and doors removed for access, and remove waste and debris.	NO	232.56
Shower Mixing Valves, Hoses and Heads			
PLU631109	SHOWER:RENEW NON-THERMOSTATIC MIX VALVE Shower:Renew any non-thermostatic mixing valve including disconnect and remove existing, fix new, adjust and or extend all pipework and reconnect and test, make good all finishes, and remove waste and debris.	NO	118.42
PLU631111	SHOWER:RENEW HOSE AND SPRAY Shower:Renew any shower hose and spray including remove old and fix new and connect to mixing valve, and remove waste and debris..	IT	28.37
PLU631113	SHOWER:RENEW ARM AND SPRAY HEAD Shower:Renew any shower arm and spray head including disconnect and remove old and fix new head and reconnect existing pipework, and remove waste and debris.	IT	29.50
PLU631117	SHOWER:RENEW ROSE SPRAY HEAD Shower:Renew any rose spray shower head including disconnect and remove old and fix new head and reconnect existing pipework, and remove waste and debris.	IT	14.47
PLU631121	SHOWER:OVERHAUL SHOWER HEAD Shower:Overhaul and clean out shower head including remove and refix as necessary.	NO	7.94
PLU631127	SHOWER:RENEW SHOWER SLIDE BAR Shower:Renew shower slide bar, disconnect and remove old and fit new slide bar to wall, and remove waste and debris..	IT	30.08
Shower Rails and Curtains			
PLU631129	SHOWER:RENEW RAILS Shower:Renew any size and type of shower rail including remove defective rails, fix new rails with plastic plugs and matching non-ferrous screws including remove and rehang curtains, make good all finishes, and remove waste and debris.	IT	46.71

ITEM	DESCRIPTION	UNIT	RATE
	Taps - Traditional Type		
PLU631301	TAP:RENEW PAIR BASIN PILLAR TAPS Tap:Renew pair 15mm chromium plated pillar taps to basin, turn off water supply, disconnect and remove old, connect new taps, including remove and refix securely basin if required, reinstate water supply and test on completion, and remove waste and debris.	IT	56.49
PLU631309	TAP:RENEW PAIR BATH PILLAR TAPS Tap:Renew pair of 22mm chromium plated pillar taps to bath, turn off water supply, remove bath panel and studding to gain access, refix on completion, reinstate water supply, test and make good, and remove waste and debris.	IT	71.48
PLU631313	TAP:RENEW PAIR HIGHNECK SINK PILLAR TAPS Tap:Renew pair 15mm chromium plated high neck pillar taps to sink top, turn off water supply, remove existing pillar taps and replace with new pillar taps, reinstate water supply and test on completion, and remove waste and debris.	IT	79.47
PLU631321	TAP:OVERHAUL ANY TYPE OF TAP Tap:Overhaul any type of tap, including the dismantling and renewal of washer, reseating, repacking gland, resecure tap, cleaning down stem, reassemble, renew tap head including spindle and packing gland and test on completion, and remove waste and debris.	NO	10.61
	Taps - Ceramic Disc Type		
PLU631303	TAP:RENEW PAIR BASIN TAPS-CERAMIC DISC/LEVER Tap:Renew pair 15mm chromium plated ceramic disc pillar taps to basin, turn off water supply, disconnect and remove old, connect new taps to existing pipework including remove and refix, secure basin if required, reinstate water supply and test on completion, and remove waste and debris.	IT	65.67
PLU631311	TAP:RENEW PAIR BATH TAPS-CERAMIC DISC/LEVER Tap:Renew pair of 22mm chromium plated ceramic disc pillar taps to bath, turn off water supply, remove bath panel and studding for access, refix on completion, reinstate water supply, test and make good, and remove waste and debris.	IT	110.46
PLU631315	TAP:RENEW PAIR HIGHNECK SINK TAPS-CERAMIC DISC/LEVER Tap:Renew pair 15mm chromium plated ceramic disc high neck pillar taps to sink top, turn off water supply, remove existing pillar taps and replace with new pillar taps and make all necessary connections to existing pipework, reinstate water supply and test on completion, and remove waste and debris.	IT	90.50
	Taps - Mixers		
PLU631339	TAP:RENEW SINK MIXER Tap:Renew mixer tap to sink top, turn off water supply, make all necessary connections existing pipework, reinstate water supply and test on completion, and remove waste and debris.	IT	67.28
PLU631355	TAP:OVERHAUL ANY TYPE OF MIXER Tap:Overhaul any type of mixer tap, including the dismantling and renewal of washers, reseating, repacking gland, resecure mixer, cleaning down stems, reassemble and test on completion, turn off water remake all necessary connections existing pipework, reinstate water supply and test on completion, and remove waste and debris.	IT	36.68

ITEM	DESCRIPTION	UNIT	RATE
Sealant Joints to Sanitary Appliances and Fittings			
PLU631501	SEALANT:RENEW TO SIDES AND ENDS OF BATH Sealant:Renew sanitaryware silicone sealant to side and ends of bath providing watertight joint.	IT	8.44
PLU631503	SEALANT:RENEW TO SHOWER TRAY Sealant:Renew sanitaryware silicone sealant to sides of shower tray providing watertight joint.	IT	8.44
PLU631505	SEALANT:RENEW TO BASIN OR SINK Sealant:Renew sanitaryware silicone sealant to sides of basin or sink to provide watertight joint	IT	3.13
PLU631507	SEALANT:APPLY TO WORKTOP AND WALL Sealant:Seal joint between worktop and wall with silicone sealant.	LM	3.13
PLU631515	SEALANT:PVC TRIM TO BATH Sealant:Replace existing sealant to side and ends of bath with suitable size PVCu quadrant or flexible PVC cover trim fixed to bath and tiles with sanitaryware silicone sealant to form a neat clean sealed beaded surround, including raking out existing defective sealant, cleaning and notching new quadrant trim around any obstructions.	IT	14.65
Washing Machine Plumbing			
PLU631901	WASHING MACHINE:FORM NEW WASTE OUTLET Washing Machine:Cut in existing 40mm waste pipe and make connection for waste from washing machine including washing machine trap and securely fixed stand pipe, and remove waste and debris.	IT	57.78
PLU631903	WASHING MACHINE:SUPPLY VALVES OR STOP TAPS Washing Machine:Supply and fix hot and cold water washing machine valves including adapt and extend existing pipework ne 1m, install in line service pipe stop taps to hot and cold water supply/mains service, make all joints and test on completion, and remove waste and debris.	IT	71.20
PLU631905	WASHING MACHINE:RENEW INDIVIDUAL VALVE Washing Machine:Renew individual washing machine valve including turn water off/on, drain and refill as necessary, remove existing and connect new valve existing pipework including any adaption of pipework required, make all joints and test on completion, and remove waste and debris.	NO	17.29
PLU631907	WASHING MACHINE:RENEW PAIR STOP TAPS Washing Machine:Renew or supply and fix new pair of in line stop taps including turn water off/on, drain/refill as necessary, fix new stop taps to existing pipework including any adaption of pipework required, make all joints and test on completion, and remove waste and debris.	IT	34.57
Supply Pipework			
Copper Pipework - Renewals			
PLU635001	PIPE:RENEW OR INSTALL 15MM COPPER Pipe:Renew or fix new any 15mm diameter pipe with copper pipe fixed with clips and including all made bends, connectors, fittings and any adaptors for jointing to pipes of other material, and remove waste and debris.	LM	18.54

ITEM	DESCRIPTION	UNIT	RATE
PLU635003	PIPE:RENEW OR INSTALL 22MM COPPER Pipe:Renew or fix new any 22mm diameter pipe with copper pipe fixed with clips and including all made bends, connectors, fittings and any adaptors for jointing to pipes of other material, and remove waste and debris.	LM	22.54
PLU635005	PIPE:RENEW OR INSTALL 28MM COPPER Pipe:Renew or fix new any 28mm diameter pipe with copper pipe fixed with clips and including all made bends, connectors, fittings and any adaptors for jointing to pipes of other material, and remove waste and debris.	LM	27.36
PLU635013	PIPE:RENEW PLASTIC CLIP TO COPPER PIPE Pipe:Renew or supply and fix pipe clip for any diameter copper pipe including plugging and screwing as necessary.	NO	3.48
PLU635015	PIPE;RENEW OR PROVIDE BLANK CAP Pipe;Renew or provide blank cap to upto 22mm diameter copper pipe, including jointing to pipe, test.	NO	5.29
Hot and Cold Water Supplies			
Renew Services			
Copper Pipework - Extensions			
PLU635301	TEE:INSTALL 15MM TO EXISTING COPPER PIPEWORK Tee:Cut into any existing copper service pipework and fix new 15mm tee for installation extension.	NO	7.26
PLU635303	TEE:INSTALL 22MM TO EXISTING COPPER PIPEWORK Tee:Cut into any existing copper service pipework and fix new 22mm tee for installation extension.	NO	10.22
PLU635305	TEE:INSTALL 28MM TO EXISTING COPPER PIPEWORK Tee:Cut into any existing copper service pipework and fix new 28mm tee for installation extension.	NO	12.07
Burst Pipe Repairs			
PLU640001	BURST:REPAIR BURST PIPE NE 28MM Burst:Isolate water supply, drain down, cut out and renew ne 1.00m length of any pipe, excluding lead, ne 28mm diameter including all necessary bends, connectors, fittings, cutting and threading of pipes etc, reinstate water supply and pipe lagging and test on completion, and remove waste and debris.	NO	51.74
PLU640003	BURST:REPAIR LEAKING FITTING NE 28MM Burst:Isolate water supply, drain down, remove leaking/defective fitting of any type ne 28mm diameter, prepare existing pipework and renew fitting including any cutting and threading of pipes etc, reinstate water supply and pipe lagging and test on completion, and remove waste and debris.	NO	36.26
PLU640005	BURST:REPAIR TO LEAD PIPE Burst:Isolate water supply, drain down as necessary, cut out section of existing lead pipe and insert proprietary compression couplings and length of PVC/copper pipe to effect repair to burst pipe, reinstate water supply, relag and test, and remove waste and debris.	NO	54.04

ITEM	DESCRIPTION	UNIT	RATE
Copper Pipework – Repairs			
PLU640007	LEAK: REPAIR LEAKING COPPER PIPEWORK Pipework: Leaking joint(s) to any copper pipework fitting including remove and refix and all adjustments to pipework/fittings as necessary	NO	11.12
External Taps			
PLU640009	REMOVAL OF EXTERNAL TAPS Isolate supply. Remove external bib tap and supply pipework and provide blank cap to pipe. Make good to wall internally and externally to match existing. Remove waste and debris.	NO	10.29
Pipe Insulation			
Moulded Foam Pipe Insulation			
PLU645101	INSULATION:RENEW UPTO 22MM PIPE Insulation:Renew or supply preformed insulation to any pipe not exceeding 22mm diameter, fix preformed split cellular insulation section to pipework with adhesive tape, and remove waste and debris.	LM	4.39
PLU645103	INSULATION:RENEW TO 28MM PIPE Insulation:Renew or supply preformed insulation to any pipe not exceeding 28mm diameter, fix preformed split cellular insulation section to pipework with adhesive tape, and remove waste and debris.	LM	4.58
Stopcocks and Valves			
Stopcocks			
PLU650001	STOPCOCK:RENEW 15MM DIAMETER Stopcock:Renew 15mm stopcock connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test, and remove waste and debris.	NO	29.65
PLU650005	STOPCOCK:RENEW 22MM DIAMETER Stopcock:Renew 22mm stopcock connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test, and remove waste and debris.	NO	34.08
PLU650009	STOPCOCK:RENEW 28MM DIAMETER Stopcock:Renew 28mm stopcock connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test, and remove waste and debris.	NO	49.36
PLU650013	STOPCOCK:OVERHAUL ANY SIZE AND TYPE Stopcock:Overhaul any size and type of stopcock including turn water off/on, drain down/refill as required, repack, reseal stopcock, deburr spindle and test, and remove waste and debris.	NO	21.51
Gatevalves			
PLU655001	GATEVALVE:RENEW 15MM DIAMETER Gatevalve:Renew 15mm gatevalve connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test, and remove waste and debris.	NO	29.09
PLU655003	GATEVALVE:RENEW 22MM DIAMETER Gatevalve:Renew 22mm gatevalve connected to any type of pipework including locate supply and turn water off/on, drain down/ refill, adjust pipework as necessary and test, and remove waste and debris.	NO	30.39

ITEM	DESCRIPTION	UNIT	RATE
PLU655005	GATEVALVE:RENEW 28MM DIAMETER Gatevalve:Renew 28mm gatevalve connected to any type of pipework including locate supply and turn water off/on, drain down/ refill, adjust pipework as necessary and test, and remove waste and debris.	NO	31.58
PLU655009	GATEVALVE:OVERHAUL ANY SIZE AND TYPE Gatevalve:Overhaul any size and type of gatevalve including turn water off/on, drain down/refill as required, repack, gatevalve, deburr spindle and test, and remove waste and debris.	NO	21.51
Check and Service Valves			
PLU655101	CHECK VALVE:RENEW OR INSTALL 15MM DIAMETER Check Valve:Renew or install 15mm diameter check valve connected to any type of pipework, locate supply, turn water off/on, drain down/refill, adjust pipework, test, and remove waste and debris.	NO	57.06
PLU656001	SERVICE VALVE:RENEW OR INSTALL 15MM Service Valve:Renew or install 15mm isolating or slot or screw operated service valve connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test, and remove waste and debris.	NO	24.78
PLU656003	SERVICE VALVE:RENEW OR INSTALL 22MM Service Valve:Renew or install 22mm isolating or slot or screw operated service valve connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test, and remove waste and debris.	NO	25.71
PLU656005	SERVICE VALVE:OVERHAUL ANY SIZE OR TYPE Service Valve:Overhaul any size and type of service valve including turn water off/on, drain down/refill as required, repack and test, and remove waste and debris.	NO	20.93
Ballofix Valves			
PLU657001	BALLOFIX VALVE:RENEW OR INSTALL 15MM Ballofix Valve:Renew or install any type 15mm Ballofix valve with and including handle connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test, and remove waste and debris.	NO	31.13
PLU657003	BALLOFIX VALVE:RENEW OR INSTALL 22MM Ballofix Valve:Renew or install any type 22mm Ballofix valve with and including handle connected to any type of pipework including locate supply and turn water off/on, drain down/refill, adjust pipework as necessary and test, and remove waste and debris.	NO	31.91
Draincocks			
PLU660001	DRAINCOCK:RENEW NE 15MM DRAINCOCK Draincock:Renew ne 15mm copper to copper draincock on service pipework from tank or cylinder in conjunction with associated work or whilst system drained down.	NO	12.06
Water Storage Tanks			
Tanks - Cold Water Storage			
PLU665001	TANK:RENEW WITH NE 113LTR PLASTIC Tank:Renew any type of tank with ne 113 litres plastic tank, lid, including Byelaw 30 kit, turn water off/on, drain/refill system, adjust and connect pipework, fix new insulation jacket, ballvalve and float and remove old tank, test on completion, and remove waste and debris.	IT	128.04

ITEM	DESCRIPTION	UNIT	RATE
PLU665003	TANK:RENEW WITH NE 227LTR PLASTIC Tank:Renew any type of tank with over 113 and ne 227 litres plastic tank, lid, including Byelaw 30 kit, turn water off/on, drain/refill system, adjust and connect pipework, fix new insulation jacket, ballvalve and float and remove old tank, test on completion, and remove waste and debris.	IT	144.63
	Tanks - Feed and Expansion		
PLU705001	TANK:RENEW 18 LITRE FEED AND EXPANSION Tank:Renew with 18 litre plastic feed and expansion cold water storage tank, lid, including Byelaw 30 kit turn water off/on, drain/refill system and install corrosion inhibitor, adjust and connect pipework, fix new insulation jacket, ballvalve and float and remove old tank, test on completion, and remove waste and debris.	NO	149.24
	Tanks - Repairs and Overhauls		
PLU665005	TANK:RENEW 15MM BALLVALVE Tank:Renew 15mm ballvalve to cold water storage tank and transfer or renew float as necessary, and remove waste and debris.	NO	24.25
PLU665007	TANK:RENEW 22MM BALLVALVE Tank:Renew 22mm ballvalve to cold water storage tank and transfer or renew float as necessary, and remove waste and debris.	NO	33.83
PLU665009	TANK:RENEW 28MM BALLVALVE Tank:Renew 28mm ballvalve to cold water storage tank and transfer or renew float as necessary, and remove waste and debris.	NO	48.24
PLU665011	TANK:REPAIR LEAK TO TANK OR FITTING Tank:Isolate supply, drain off and repair leak to cold water tank or copper service pipe coupling and remake joints with new fitting as necessary, reinstate water supply, refill tank and test on completion, and remove waste and debris.	NO	21.09
PLU665015	TANK:DRAIN CLEAN OUT AND REFILL CWST TANK Tank:Isolate supply and drain down ne 227 litre cold water storage tank, thoroughly clean out, reinstate water supply, refill tank and test on completion, and remove waste and debris.	NO	20.79
PLU705003	TANK:DRAIN CLEAN OUT AND REFILL FEED AND EXPANSION Tank:Isolate supply and drain down 18 litre feed and expansion cold water storage tank thoroughly clean out, reinstate water supply, refill tank and install corrosion inhibitor test on completion, and remove waste and debris.	NO	36.07
PLU665019	TANK:RENEW 19MM OVERFLOW Tank:Renew tank overflow ne 6m long in roof space with 19mm plastic pipe and fittings including cut any holes in structure or finishes, make good and test, and remove waste and debris.	IT	45.05
PLU665021	TANK:RENEW LID TO NE 18 LITRE FEED AND EXPANSION Tank:Renew or provide new proprietary tank lid to feed and expansion tank not exceeding 18 litre capacity, and remove waste and debris.	IT	17.64
PLU665023	TANK:RENEW LID TO NE 113 LITRE CWST TANK Tank:Renew or provide new proprietary tank lid to cold water storage tank not exceeding 113litre capacity, and remove waste and debris.	IT	23.43
PLU665025	TANK:RENEW LID TO 227 LITRE CWST TANK Tank:Renew or provide new proprietary tank lid to cold water storage tank 227litre capacity, and remove waste and debris.	IT	27.78

ITEM	DESCRIPTION	UNIT	RATE
Insulation – Tank			
PLU670001	TANK:RENEW INSULATION TO NE 113 LITRE Tank:Renew insulating jacket set fixed securely to cold water storage tank, ne 113 litres, and remove waste and debris.	NO	12.51
PLU670003	TANK:RENEW INSULATION TO NE 227 LITRE Tank:Renew insulating jacket set fixed securely to cold water storage tank, over 113 and ne 227 litres, and remove waste and debris.	NO	15.98
PLU670005	TANK:RENEW INSULATION TO FEED AND EXPANSION Tank:Renew insulating jacket set fixed securely to 18 litre feed and expansion cold water storage tank, and remove waste and debris.	NO	9.19
Hot Water Cylinders			
Cylinders - Pre-Insulated Direct			
PLU675001	CYLINDER:RENEW DIRECT INSULATED NEW HEATER Cylinder:Isolate supply, drain down, disconnect, clear away and renew with ne 144 litre direct copper pre-insulated cylinder, connect existing pipes, refill, vent and test system, including all newly made joints, install 3 kilowatt top entry immersion heater and thermostat, remake all bonding, remove/refix shelves etc., reconnect electricity supply and test on completion, and remove waste and debris.	NO	358.79
PLU675003	CYLINDER:RENEW DIRECT INSULATED REFIX HEATER Cylinder:Isolate supply, drain down, disconnect, clear away and renew with ne 144 litre direct copper pre-insulated cylinder, connect existing pipes, refill, vent and test system, including all newly made joints, transfer and refix immersion, heater and thermostat, remake all bonding, remove/refix shelves etc., reconnect electricity supply and test on completion, and remove waste and debris.	NO	374.79
Cylinders - Insulating Jacket Direct			
PLU675009	CYLINDER:RENEW DIRECT JACKET NEW HEATER Cylinder:Isolate supply, drain down, disconnect, clear away and renew with ne 144 litre direct copper cylinder, connect existing pipes, refill vent and test system, including all newly made joints, fix new insulating jacket, install 3kW top entry immersion heater and thermostat, remake all bonding, remove and refix all shelves etc. reconnect electricity supply and test on completion, and remove waste and debris.	NO	359.76
PLU675011	CYLINDER:RENEW DIRECT JACKET REFIX HEATER Cylinder:Isolate supply, drain down, disconnect immersion heater and set aside, disconnect, clear away and renew with ne 144 litre direct copper cylinder, connect existing pipes, refill, refix immersion heater, vent and test system, including all newly made joints, fix new insulating jacket, remake all bonding, remove and refix any shelves etc. reconnect electricity supply and test on completion, and remove waste and debris.	NO	343.82
Cylinders - Pre-Insulated Indirect			
PLU675005	CYLINDER:RENEW INDIRECT INSULATED NEW HEATER Cylinder:Isolate supply, drain down, disconnect, clear away and renew with ne 140 litre indirect pre-insulated cylinder, connect existing pipes, refill, vent and test system, including all newly made joints, install 3 kilowatt top entry immersion heater and thermostat, remake all bonding, remove and refix shelves, reconnect electricity supply and test on completion, and remove waste and debris.	NO	312.22

ITEM	DESCRIPTION	UNIT	RATE
PLU675007	<p>CYLINDER:RENEW INDIRECT INSULATED REFIX HEATER Cylinder:Isolate supply, drain down, disconnect, clear away and renew with ne 140 litre indirect pre-insulated cylinder, connect existing pipes, refill, vent and test system, including all newly made joints, transfer and refix existing immersion heater and thermostat, remake all bonding, remove and refix shelves, reconnect electricity supply and test on completion, and remove waste and debris.</p> <p>Cylinders - Jacket Indirect</p>	NO	296.28
PLU675013	<p>CYLINDER:RENEW INDIRECT JACKET NEW HEATER Cylinder:Isolate supply, drain down, disconnect, clear away and renew with ne 140 litre indirect copper cylinder, connect existing pipes, refill vent and test, including all newly made joints, fix new insulating jacket, install 3 kilowatt top entry immersion heater and thermostat, remake all bonding, remove/refix shelves etc., reconnect electricity supply and test on completion, and remove waste and debris.</p>	NO	304.03
PLU675015	<p>CYLINDER:RENEW INDIRECT JACKET REFIX HEATER Cylinder:Isolate supply, drain down, disconnect immersion heater and set aside, disconnect, clear away and renew with ne 140 litre indirect copper cylinder, connect existing pipes, refill, refix immersion heater, vent and test system, including all newly made joints, fix new insulating jacket, remake all bonding, remove and refix any shelves etc. reconnect electricity supply and test on completion, and remove waste and debris.</p> <p>Cylinders - Jacket Primatic</p>	NO	288.09
PLU675017	<p>CYLINDER:RENEW PRIMATIC JACKET NEW HEATER Cylinder:Isolate supply, drain down, disconnect, clear away and renew with 117 litre primatic copper cylinder, connect existing pipes, refill vent and test, including all newly made joints, fix new insulating jacket, install 3 kilowatt top entry immersion heater and thermostat, remake all bonding, remove and refix shelves etc., reconnect electricity supply and test on completion, and remove waste and debris.</p>	NO	542.13
PLU675019	<p>CYLINDER:RENEW PRIMATIC JACKET REFIX HEATER Cylinder:Isolate supply, drain down, disconnect, clear away and renew with 117 litre primatic copper cylinder, connect existing pipes, refill, vent and test system including all newly made joints, transfer and refix immersion heater, fix new insulating jacket, remake all bonding, reconnect electricity, remove and refix shelves etc., and test on completion, and remove waste and debris.</p> <p>Cylinders - Pre-Insulated Fortic Direct</p>	NO	526.19
PLU675021	<p>CYLINDER:RENEW FORTIC DIRECT NEW HEATER Cylinder:Isolate supply, drain down, disconnect, clear away and renew with ne 115 litre 'Fortic' direct pre-insulated combination tank, connect to existing pipes, vent and test system, including all newly made joints, install 3kW immersion heater and thermostat, remake all bonding, remove and refix all shelves etc. reconnect electricity supply and test on completion, and remove waste and debris.</p>	NO	484.93
PLU675023	<p>CYLINDER:RENEW FORTIC DIRECT REFIX HEATER Cylinder:Isolate supply, drain down, disconnect immersion heater and set aside, disconnect, clear away and renew with ne 115 litre 'Fortic' direct pre-insulated combination tank, connect to existing pipes, refill, transfer and refix immersion heater, vent and test system including all newly made joints, remake all bonding, remove and refix any shelves etc. reconnect electricity supply and test on completion, and remove waste and debris.</p>	NO	467.54

ITEM	DESCRIPTION	UNIT	RATE
Cylinders - Preinsulated Fortic Indirect			
PLU675025	CYLINDER:RENEW FORTIC INDIRECT NEW HEATER Cylinder:Isolate supply, drain down, disconnect, clear away and renew with ne 115 litre 'Fortic' indirect pre-insulated combination tank, connect existing pipes, refill, vent and test, including made joints, install 3kW immersion heater and thermostat, remake all bonding, remove and refix shelves etc., reconnect electricity supply and test on completion, and remove waste and debris.	NO	507.84
PLU675027	CYLINDER:RENEW FORTIC INDIRECT REFIX HEATER Cylinder:Isolate supply, drain down, disconnect immersion heater and set aside, disconnect, clear away and renew with ne 115 litre 'Fortic' litre indirect pre-insulated combination tank, connect to existing pipes, refill, refix immersion heater, vent and test system including all newly made joints, remake all bonding, remove and refix any shelves etc, reconnect electricity supply and test on completion, and remove waste and debris.	NO	491.90
Cylinders - Economy 7 Type			
PLU675029	CYLINDER:RENEW ECONOMY 7 NEW HEATERS Cylinder:Isolate supply, drain down, disconnect, clear away and renew with Economy 7 hot water cylinder, connect existing pipes, refill vent and test system, including all newly made joints, install new top and bottom entry immersion heaters and thermostats, remake all bonding, remove and refix all shelves etc. reconnect electricity supply and test on completion, and remove waste and debris.	NO	446.38
PLU675031	CYLINDER:RENEW ECONOMY 7 REFIX HEATERS Cylinder:Isolate supply, drain down, disconnect, clear away and renew with Economy 7 hot water cylinder, connect existing pipes, refill vent and test system, including all newly made joints, transfer and refix top and bottom entry immersion heaters and thermostats, remake all bonding, remove and refix all shelves etc., reconnect electricity supply and test on completion, and remove waste and debris.	NO	415.34
Cylinders - Repairs etc			
PLU675037	CYLINDER:RENEW LEAKING FITTING Cylinder:Renew or remake leaking joint to fitting to copper cylinder and test upon completion, and remove waste and debris.	NO	13.29
PLU675041	CYLINDER:DRAIN DESCALE FLUSH OUT Cylinder:Isolate electricity supply, drain down cylinder, remove jacket, shelves etc., remove, descale, flush out and securely refix cylinder, refill, vent and test system, including all newly made joints, reconnect electricity supply, refix jacket and test on completion, and remove waste and debris.	NO	54.86
PLU675043	CYLINDER:RENEW FLANGE Cylinder:Isolate supply, drain down copper cylinder, remove jacket, shelves etc., disconnect, clear away and renew immersion heater flange, refix jacket, shelves etc., refill, vent and test system, and remove waste and debris.	NO	55.57
PLU675047	CYLINDER:SERVICE PRESSURISED CYLINDER Cylinder:Carry out service to any size/type of pressurised hot water cylinder.	NO	31.18
PLU675049	CYLINDER:RENEW JACKET Cylinder:Renew insulating jacket set fixed securely to cylinder, and remove waste and debris.	NO	15.68

ITEM	DESCRIPTION	UNIT	RATE
	Proprietary Prefabricated Hot/Cold Plumbing Units		
	Scale Reducers		
	Sundry Works		
	Airlocks		
PLU685001	WATER HAMMER: CLEAR AND REMEDY AIRLOCK Water Hammer: Clear water hammer in water system, check ball valve and taps, including turn water supply off, drain as necessary, reinstate water supply and test on completion, report to Client Representative.	IT	31.18
	Safety Checks and Drain Downs		
PLU690001	VOID: DRAIN DOWN HOT AND COLD WATER Void: Drain down hot and cold domestic water system to void property.	IT	20.79
PLU690003	VOID: REFILL HOT AND COLD WATER Void: Refill hot and cold domestic water system to void property and check incoming water supply.	IT	46.77
PLU690005	VOID: SAFETY CHECK HOT AND COLD WATER Void: Carry out safety check of complete hot and cold water plumbing and waste installation to any void property and provide written report to the Client Representative.	IT	23.39
	Duct Covers and Frames		
PLU695001	PANEL: REMOVE AND REFIX FOR CLIENT INSPECTIONS Panel: Remove all panels and duct covers for access to concealed sanitary fittings and pipework to determine and carry out repairs and renewals and later securely refix on completion (generally deemed included within schedule items - only allowable on the specific instruction of the Client Representative).	NO	5.61
	Underground Water Mains		
	Water Mains - Alkathene Pipework		
PLU043101	MAIN: LAY 19MM ALKATHENE NE 1M DEEP Main: Excavate ne 1.00m deep, compact bottoms, lay 150mm thick gravel bed and haunch, lay 19mm diameter alkathene pipe including all fittings, backfill and remove waste and debris..	LM	98.79
PLU043103	MAIN: LAY 19MM ALKATHENE 1-2M DEEP Main: Excavate over 1.00m not exceeding 2.00m deep, compact bottoms, lay 150mm thick gravel bed and haunch, lay 19mm diameter alkathene pipe including all fittings, backfill and remove waste and debris.	LM	166.24
	Burst Water Mains - Copper Pipework		
PLU043301	MAIN: REPAIR UNDERGROUND BURST Main: Isolate water supply, drain down, cut out and renew length of 15mm diameter copper underground main not exceeding 1.00m long in trench, with straight connectors, including all necessary bends and fittings, wrapping with tape and reinstate water supply and test on completion, item allows for all excavation, earthwork support and subsequent backfill and remove waste and debris, reinstate topsoil and any turf.	NO	100.68

ITEM	DESCRIPTION	UNIT	RATE
Burst Water Mains - Alkathene Pipework			
PLU043503	BURST:EXCAVATE AND REPAIR BURST NE 28 MM Burst:Isolate water supply, drain down, cut out and renew length of UPTO 28mm diameter alkathene pipe, not exceeding 1.00m long with straight couplings, including all necessary fittings, reinstate water supply and test all newly made joints on completion, item allows for all excavation, earthwork support, backfill and remove waste and debris.	NO	111.73
PLU043504	BURST: EXCAVATE AND REPAIR BURST EX 28MM NE 50 MM Burst: Isolate water supply, drain down, cut out and renew length of over 28mm UP TO 50mm diameter pipe, not exceeding 1.00mm long with straight couplings, including all necessary fittings, reinstate water supply and test all newly made joints on completion, item allows for all excavation, earthwork support, backfill and remove waste and debris.	NO	131.57
External Stopcocks			
PLU045001	STOPCOCK:RENEW EXTERNAL BOX AND PIPE Stopcock:Renew stopcock box and salt glazed pipe ne 750mm deep including all necessary excavation and backfill and make good to existing finishes, and remove waste and debris.	NO	82.59
PLU045003	STOPCOCK:RENEW EXTERNAL BOX Stopcock:Renew stopcock box including remove existing and bed new in cement mortar (1:3) and make good existing finishes, and remove waste and debris.	NO	19.43
PLU045007	STOPCOCK:RENEW COPPER TO COPPER NE 22MM Stopcock:Renew copper to copper mains stopcock ne 22mm diameter including turn water off/on, fix new stopcock including all couplings and connections and test, and remove waste and debris.	NO	28.21
Client Inspections – Plumbing			
PLU697001	CLIENT INSPECTION:PLUMBING Client Inspection:Undertake client inspection and testing etc and report to Client Representative (any repairs required to be ordered must be instructed by Client Representative).	IT	15.59

ITEM	DESCRIPTION	UNIT	RATE
HEATING, GAS APPLIANCES AND INSTALLATIONS			
Radiators			
Radiators – Repairs			
HAG703001	RADIATOR:VENT RADIATORS Radiator:Vent all radiators to any property and balance system.	IT	28.75
HAG703003	RADIATOR:DRAIN DOWN AND REFILL SYSTEM Radiator:Drain down, reinstate water supply and refill complete system, install corrosion inhibitor, including venting radiators, balance and test system and remove waste and debris.	IT	79.19
HAG703005	RADIATOR:MAKE GOOD CONNECTION Radiator:Drain down radiator, make good faulty connection to valve, flush out, reinstate water supply, and refill, install corrosion inhibitor including venting and test, and remove waste and debris.	NO	27.59
HAG703007	RADIATOR:REMOVE AND REFIX VALVELESS Radiator:Remove and refit valveless radiator including drain and refill system, disconnect, remove, refix loose bracket(s), reconnect including providing and fixing one pair of radiator valves and all necessary adjustments to pipework, install corrosion inhibitor, vent and test, and remove waste and debris.	IT	89.07
HAG703009	RADIATOR:REMOVE AND REFIX Radiator:Remove and refix radiator including shut off valves, drain radiator, disconnect, remove, refix loose bracket(s), refix and reconnect to valves, install corrosion inhibitor, vent and test, and remove waste and debris.	IT	27.66
HAG703011	RADIATOR:TEST AND BALANCE SYSTEM Radiator:Fire up boiler, adjust controls to correct setting, vent radiators, test feed and expansion tank, cylinder and rectify minor leaks, complete heat test, balance out system, and test.	IT	69.43
HAG703013	RADIATOR:RENEW AND REFIX BRACKET Radiator:Renew/refix existing radiator bracket fixed to wall and remove waste and debris.	NO	19.01
HAG703015	RADIATOR:CLEAN AND FLUSH OUT SINGLE Radiator:Clean and flush out any size radiator, isolate supplies, drain down, remove to outside property, clean and flush out, refix radiator, refill, vent and test, and remove waste and debris.	NO	33.19
Radiator - Single Panel Renewals			
HAG703017	RADIATOR:RENEW SINGLE PANEL NE 600X600 Radiator:Shut off valves and drain down, remove and renew with single panel radiator and brackets ready primed ne 600x600mm, make all necessary connections to existing valves, reinstate water supply, refill, install corrosion inhibitor, vent and test, and remove waste and debris.	IT	72.68
HAG703019	RADIATOR:RENEW SINGLE PANEL NE 1200X600 Radiator:Shut off valves and drain down, remove and renew with single panel radiator and brackets ready primed ne 1200x600mm, make all necessary connections to existing valves, reinstate water supply, refill, install corrosion inhibitor, vent and test, and remove waste and debris.	IT	104.41

ITEM	DESCRIPTION	UNIT	RATE
HAG703021	RADIATOR:RENEW SINGLE PANEL NE 1800X600 Radiator:Shut off valves and drain down, remove and renew with single panel radiator and brackets ready primed ne 1800x600mm, make all necessary connections to existing valves, reinstate water supply, refill, install corrosion inhibitor, vent and test, and remove waste and debris.	IT	158.04
HAG703023	RADIATOR:RENEW SINGLE PANEL OVER 1800X600 Radiator:Shut off valves and drain down, remove and renew with single panel radiator and brackets ready primed over 1800x600mm, make all necessary connections to existing valves, reinstate water supply, refill, install corrosion inhibitor, vent and test, and remove waste and debris.	IT	218.04
Relocate Radiators			
HAG760001	RADIATOR:RELOCATE POSITION Radiator:Relocate position of radiator, isolate, drain down, remove,set aside radiator for reuse, cut back flow and return pipework to floor or ceiling void and run new pipework to relocated position including all bends, connectors, clips etc, refix existing radiator in new position, connect to new new flow and return pipework, refill and recommission the heating system, including installing corrosion inhibitor, vent and test, and remove waste and debris.	IT	157.50
Radiator – Valves			
HAG701001	RADIATOR VALVE:RENEW VALVE AND DRAIN DOWN Radiator Valve:Renew 15mm diameter handwheel or lockshield single entry radiator valve including drain down and vent system, reinstate water supply, install corrosion inhibitor, and test on completion, and remove waste and debris.	IT	47.02
HAG701005	RADIATOR VALVE:RENEW THERMOSTATIC AND DRAIN DOWN Radiator Valve:Renew 15mm diameter thermostatic radiator valve, including drain down and vent system, reinstate water supply, install corrosion inhibitor and test on completion, and remove waste and debris.	IT	51.74
HAG701011	RADIATOR VALVE:OVERHAUL ANY TYPE Radiator Valve:Overhaul any radiator valve including turn supplies off/on, drain down/refill as required, repack, reseal, deburr spindle, repair leaking valve, renew plastic cap, install corrosion inhibitor and test on completion, and remove waste and debris.	NO	46.86
Airlocks/Reprime			
HAG704001	AIRLOCKS:CLEAR AIRLOCKS Airlocks:Clear airlocks from heating system including venting radiators and balance system.	IT	51.75
Solid Fuel Appliances, Flue Linings and Pipes			
Solid Fuel Backboilers			
HAG707003	BACKBOILER:DESCALE AND OVERHAUL Backboiler:Descale, overhaul and clean pipes during backboiler renewal.	NO	18.70
HAG707005	BACKBOILER:RESET THERMOSTAT Backboiler:Reset thermostat to any backboiler when appliance is cold.	IT	11.50
HAG707007	BACKBOILER:RENEW THERMOSTAT Backboiler:Renew thermostat to any backboiler, and remove waste and debris.	IT	42.76

ITEM	DESCRIPTION	UNIT	RATE
Roomheater with Boiler			
HAG712013	BOILER:RENEW WITH PARKRAY 99-FREESTANDING Boiler:Renew Parkray 99 freestanding roomheater with boiler including turn water off/on, drain down as necessary, disconnect and remove existing unit, install new unit complete and reconnect and test supplies including any adaptions of pipework and fittings, and fittings, clean/sweep flue and remake flue connections, make good to hearth and surround and remove waste and debris, unit to be installed in accordance with manufacturers instructions.	IT	753.68
HAG712015	BOILER:RENEW WITH PARKRAY 99-INSET Boiler:Renew Parkray 99 inset roomheater with boiler including turn water off/on, drain down as necessary, disconnect and remove existing unit, modify opening as necessary and install new unit complete, reconnect and test supplies including any adapting of pipework and fittings, clean/sweep flue and remake flue connections, make good to hearth and surround and remove waste and debris, unit to be installed in accordance with manufacturers instructions.	IT	782.68
HAG712017	BOILER:RENEW WITH PARKRAY 111-FREESTANDING Boiler:Renew Parkray 111 freestanding roomheater with boiler including turn water off/on, drain down as necessary, disconnect and remove existing unit, install new unit complete and reconnect and test supplies including any adaptions of pipework and fittings, clean/sweep flue and remake flue connections, make good to hearth and surround and remove waste and debris, unit to be installed in accordance with manufacturers instructions.	IT	814.18
HAG712019	BOILER:RENEW WITH PARKRAY 111-INSET Boiler:Renew Parkray 111 inset roomheater with boiler including turn water off/on, drain down as necessary, disconnect and remove existing unit, modify opening as necessary and install new unit complete, reconnect and test supplies including any adapting of pipework and fittings, clean/sweep flue and remake flue connections, make good to hearth and surround and remove waste and debris, unit to be installed in accordance with manufacturers instructions.	IT	844.28
Flue Lining and Pipes			
HAG709003	FLUE:REMOVE FLUE LINER Flue:Remove flexible flue liner from any flue and make good and remove waste and debris.	IT	80.23
Heating Boilers Controls			
Boiler Controls			
HAG710009	BOILER:REMEDY FAULT TO CONTROLS Boiler:Remedy fault to central heating controls including test all wiring and components, check fuses and appliances, adjust controls, rectify minor faults on completion, provide report to Client Representative.	IT	23.72
Gas Point, Water and Space Heating Appliances			
Gas Fires			
HAG721001	FIRE:REFIX LOOSE GAS FIRE Fire:Remove if required and refix any type of loose gas fire including turn supply off/on, secure fitting including any plugging, remake joints to supply and flue, check operation, test and leave in working order and remove waste and debris.	NO	18.25

ITEM	DESCRIPTION	UNIT	RATE
Domestic Gas Cooker – Void Works			
HAG740045	GAS COOKER:SUPPLY OR RENEW SUPPLY BAYONET FITTING Gas Cooker:Isolate supply to any gas cooker point, remove existing bayonet socket, capped end or other fitting, renew or supply and fix new bent or straight bayonet socket fitting screwed to existing supply pipe, test and leave safe and remove waste and debris.	NO	13.66
Void Works			
Void Property Works			
HAG730001	VOID:REMOVE ANY GAS APPLIANCE AND SEAL SUPPLY Void:Remove any type of existing gas appliance and seal off supply and remove waste and debris..	IT	28.77
HAG730003	VOID:BLANK OFF REDUNDANT POINT Void:Blank off redundant gas point and test upon completion.	IT	10.80
HAG730015	TERMINATION GAS SUPPLY Termination gas supply at meter to BS 6400 affix warning label (label to be agreed with CA).	OCC	60.00
HAG730017	COOKER POINT Install new cooker point as directed to include up to 3 metres piping, fixings to BS 6891 to include backplate and bayonet to BS 6172.	OCC	110.00
HAG730019	RELOCATE GAS COOKER Disconnect gas cooker from property make safe supply, cooker to be transported to alternative property by others, reconnect using existing supply, test and leave in working order. Connection to be to BS 6172.	OCC	100.00
HAG730021	UPGRADE COOKER SUPPLY Renew cooker bayonet and backplate and up to 1 metre pipe to include fixings and testing to BS 6400.	OCC	80.00
Draining Down			
HAG713001	VOID:DRAIN DOWN CENTRAL HEATING Void:Drain down central heating water system to void property.	IT	14.38
HAG713003	VOID:REFILL CENTRAL HEATING Void:Refill central heating system to void and introduce approved rust inhibitor to system, fire up and test.	IT	61.94

ITEM	DESCRIPTION	UNIT	RATE
COMPOSITE RATE GUIDE NOTES			
(i)	Composite rates will be modified by the addition or deletion of other rates in Section 3.		
(ii)	It is intended that a composite rate will include all of the works necessary for the removal of old heating equipment and the installation of new		
(iii)	The basic boiler in the composite rates is the Vaillant EcoTECplus system boiler or the Vaillant EcoTECplus condensing combi and for oil fired systems is the Grant Vortex mod (VORT20S) condensing system boiler.		
(iv)	Item rates such as radiators may be used to modify composite rates or may be used in isolation. (Refer to Section 3).		
(v)	All composite, boiler and pipework rates shall be deemed to include pipework insulation where appropriate.		
(vi)	All other composite rate codes shall include for any number of radiators to meet the requirements.		
HAG723307	TWO BED HSE/MAIS – GAS HEATING Supply and fix Vaillant ecoTEC Plus System (condensing system boiler, including all associated works and components, horizontal flue of any length flue terminal, condensate drain pipework, pressure relief valve discharge pipework, gas supply pipework filling loop, drain cocks all as per manufacturers instructions. Remove all redundant equipment not associated with the new installation to include radiators, storage heaters, warm air units, boilers, cooker boilers, water heating cylinder, roof storage cisterns heating pipework, hearths, fireplaces, wall mounted heaters, electric and gas appliances soot box, flexible/sectional flues and terminals. Close up unwanted fireplaces, remove solid fuel back boilers and make good builders opening and fit air vent. Provide radiators, heating pipework, gas supply pipework, cooker point, cylinder (114 ltr) roof storage cistern and stand, complete with Byelaw 30 insulation. Installation to comply with current building regulations Part L and Part P.	OCC	2,475.00
HAG723309	EXTRA OVER FOR VERTICAL FLUE	OCC	275.00
HAG723311	SMALL THREE BED HSE/MAIS – GAS HEATING Supply and fix Vaillant ecoTEC Plus System (condensing system boiler, including all associated works and components, horizontal flue of any length flue terminal, condensate drain pipework, pressure relief valve discharge pipework, gas supply pipework filling loop, drain cocks all as per manufacturers instructions. Remove all redundant equipment not associated with the new installation to include radiators, storage heaters, warm air units, boilers, cooker boilers, water heating cylinder, roof storage cisterns heating pipework, hearths, fireplaces, wall mounted heaters, electric and gas appliances soot box, flexible/sectional flues and terminals. Close up unwanted fireplaces, remove solid fuel back boilers and make good builders opening and fit air vent. Provide radiators, heating pipework, gas supply pipework, cooker point, cylinder (114 ltr) roof storage cistern and stand, complete with Byelaw 30 insulation. Installation to comply with current building regulations Part L and Part P.	OCC	2,585.00
HAG723313	EXTRA OVER FOR VERTICAL FLUE	OCC	275.00

ITEM	DESCRIPTION	UNIT	RATE
HAG723315	LARGE THREE BED HSE/MAIS – GAS HEATING Supply and fix Vaillant ecoTEC Plus System condensing system boiler, including all associated works and components, horizontal flue of any length flue terminal, condensate drain pipework, pressure relief valve discharge pipework, gas supply pipework filling loop, drain cocks all as per manufacturers instructions. Remove all redundant equipment not associated with the new installation to include radiators, storage heaters, warm air units, boilers, cooker boilers, water heating cylinder, roof storage cisterns heating pipework, hearths, fireplaces, wall mounted heaters, electric and gas appliances soot box, flexible/sectional flues and terminals. Close up unwanted fireplaces, remove solid fuel back boilers and make good builders opening and fit air vent. Provide radiators, heating pipework, gas supply pipework, cooker point, cylinder (114 ltr) roof storage cistern and stand, complete with Byelaw 30 insulation. Installation to comply with current building regulations Part L and Part P.	OCC	2,685.00
HAG723317	EXTRA OVER FOR VERTICAL FLUE	OCC	275.00
HAG723319	FOUR BED HSE – GAS HEATING Supply and fix Vaillant ecoTEC Plus System (condensing system boiler, including all associated works and components, horizontal flue of any length flue terminal, condensate drain pipework, pressure relief valve discharge pipework, gas supply pipework filling loop, drain cocks all as per manufacturers instructions. Remove all redundant equipment not associated with the new installation to include radiators, storage heaters, warm air units, boilers, cooker boilers, water heating cylinder, roof storage cisterns heating pipework, hearths, fireplaces, wall mounted heaters, electric and gas appliances soot box, flexible/sectional flues and terminals. Close up unwanted fireplaces, remove solid fuel back boilers and make good builders opening and fit air vent. Provide radiators, heating pipework, gas supply pipework, cooker point, cylinder (114 ltr) roof storage cistern and stand, complete with Byelaw 30 insulation. Installation to comply with current building regulations Part L and Part P.	OCC	2,710.00
HAG723321	EXTRA OVER FOR VERTICAL FLUE	OCC	275.00
HAG723323	ONE BED BUNG – GAS HEATING Supply and fix Vaillant ecoTECplus (824) condensing Combi boiler, including all associated works and components, horizontal flue of any length flue terminal, condensate drain pipework, pressure relief valve discharge pipework, gas supply pipework filling loop, drain cocks all as per manufacturers instructions. Remove all redundant equipment not associated with the new installation to include radiators, storage heaters, warm air units, boilers, cooker boilers, water heating cylinder, roof storage cisterns heating pipework, hearths, fireplaces, wall mounted heaters, electric and gas appliances soot box, flexible/sectional flues and terminals. Close up unwanted fireplaces, remove solid fuel back boilers and make good builders opening and fit air vent. Provide radiators, heating pipework, gas supply pipework, cooker point, convert any down service from tank fed to mains fed including changing bal valves to w/c cisterns. Installation to comply with current building regulations Part L and Part P.	OCC	2,255.00
HAG723325	EXTRA OVER FOR VERTICAL FLUE	OCC	275.00

ITEM	DESCRIPTION	UNIT	RATE
HAG723327	TWO BED BUNG – GAS HEATING Supply and fix Vaillant ecoTECplus (824) condensing Combi boiler, including all associated works and components, horizontal flue of any length flue terminal, condensate drain pipework, pressure relief valve discharge pipework, gas supply pipework filling loop, drain cocks all as per manufacturers instructions. Remove all redundant equipment not associated with the new installation to include radiators, storage heaters, warm air units, boilers, cooker boilers, water heating cylinder, roof storage cisterns heating pipework, hearths, fireplaces, wall mounted heaters, electric and gas appliances soot box, flexible/sectional flues and terminals. Close up unwanted fireplaces, remove solid fuel back boilers and make good builders opening and fit air vent. Provide radiators, heating pipework, gas supply pipework, cooker point, convert any down service from tank fed to mains fed including changing ball valves to w/c cisterns. Installation to comply with current building regulations Part L and Part P.	OCC	2,420.00
HAG723329	EXTRA OVER FOR VERTICAL FLUE	OCC	275.00
HAG723331	THREE BED BUNG – GAS HEATING Supply and fix Vaillant ecoTECplus (831) condensing Combi boiler, including all associated works and components, horizontal flue of any length flue terminal, condensate drain pipework, pressure relief valve discharge pipework, gas supply pipework filling loop, drain cocks all as per manufacturers instructions. Remove all redundant equipment not associated with the new installation to include radiators, storage heaters, warm air units, boilers, cooker boilers, water heating cylinder, roof storage cisterns heating pipework, hearths, fireplaces, wall mounted heaters, electric and gas appliances soot box, flexible/sectional flues and terminals. Close up unwanted fireplaces, remove solid fuel back boilers and make good builders opening and fit air vent. Provide radiators, heating pipework, gas supply pipework, cooker point, convert any down service from tank fed to mains fed including changing ball valves to w/c cisterns. Installation to comply with current building regulations Part L and Part P.	OCC	2,530.00
HAG723333	EXTRA OVER FOR VERTICAL FLUE	OCC	275.00
HAG723335	BED SIT FLAT – GAS HEATING Supply and fix Vaillant ecoTECplus (824) condensing Combi boiler, including all associated works and components, horizontal flue of any length flue terminal, condensate drain pipework, pressure relief valve discharge pipework, gas supply pipework filling loop, drain cocks all as per manufacturers instructions. Remove all redundant equipment not associated with the new installation to include radiators, storage heaters, warm air units, boilers, cooker boilers, water heating cylinder, roof storage cisterns heating pipework, hearths, fireplaces, wall mounted heaters, electric and gas appliances soot box, flexible/sectional flues and terminals. Close up unwanted fireplaces, remove solid fuel back boilers and make good builders opening and fit air vent. Provide radiators, heating pipework, gas supply pipework, cooker point, convert any down service from tank fed to mains fed including changing ball valves to w/c cisterns. Installation to comply with current building regulations Part L and Part P.	OCC	2,145.00
HAG723337	EXTRA OVER FOR VERTICAL FLUE	OCC	275.00

ITEM	DESCRIPTION	UNIT	RATE
HAG723339	<p>ONE BED FLAT – GAS HEATING</p> <p>Supply and fix Vaillant ecoTECplus (824) condensing Combi boiler, including all associated works and components, horizontal flue of any length flue terminal, condensate drain pipework, pressure relief valve discharge pipework, gas supply pipework filling loop, drain cocks all as per manufacturers instructions. Remove all redundant equipment not associated with the new installation to include radiators, storage heaters, warm air units, boilers, cooker boilers, water heating cylinder, roof storage cisterns heating pipework, hearths, fireplaces, wall mounted heaters, electric and gas appliances soot box, flexible/sectional flues and terminals. Close up unwanted fireplaces, remove solid fuel back boilers and make good builders opening and fit air vent. Provide radiators, heating pipework, gas supply pipework, cooker point, convert any down service from tank fed to mains fed including changing ball valves to w/c cisterns. Installation to comply with current building regulations Part L and Part P.</p>	OCC	2,255.00
HAG723341	EXTRA OVER FOR VERTICAL FLUE	OCC	275.00
HAG723343	<p>TWO BED FLAT – GAS HEATING</p> <p>Supply and fix Vaillant ecoTECplus (831) condensing Combi boiler, including all associated works and components, horizontal flue of any length flue terminal, condensate drain pipework, pressure relief valve discharge pipework, gas supply pipework filling loop, drain cocks all as per manufacturers instructions. Remove all redundant equipment not associated with the new installation to include radiators, storage heaters, warm air units, boilers, cooker boilers, water heating cylinder, roof storage cisterns heating pipework, hearths, fireplaces, wall mounted heaters, electric and gas appliances soot box, flexible/sectional flues and terminals. Close up unwanted fireplaces, remove solid fuel back boilers and make good builders opening and fit air vent. Provide radiators, heating pipework, gas supply pipework, cooker point, convert any down service from tank fed to mains fed including changing ball valves to w/c cisterns. Installation to comply with current building regulations Part L and Part P.</p>	OCC	2,420.00
HAG723345	EXTRA OVER FOR VERTICAL FLUE	OCC	275.00
HAG723347	<p>THREE BED FLAT – GAS HEATING</p> <p>Supply and fix Vaillant ecoTEC Plus System condensing system boiler, including all associated works and components, horizontal flue of any length flue terminal, condensate drain pipework, pressure relief valve discharge pipework, gas supply pipework filling loop, drain cocks all as per manufacturers instructions. Remove all redundant equipment not associated with the new installation to include radiators, storage heaters, warm air units, boilers, cooker boilers, water heating cylinder, roof storage cisterns heating pipework, hearths, fireplaces, wall mounted heaters, electric and gas appliances soot box, flexible/sectional flues and terminals. Close up unwanted fireplaces, remove solid fuel back boilers and make good builders opening and fit air vent. Provide radiators, heating pipework, gas supply pipework, cooker point, cylinder (114 ltr) roof storage cistern and stand, complete with Byelaw 30 insulation. Installation to comply with current building regulations Part L and Part P.</p>	OCC	2,585.00
HAG723349	EXTRA OVER FOR VERTICAL FLUE	OCC	275.00

ITEM	DESCRIPTION	UNIT	RATE
HAG723351	TWO BED HSE/MAIS – OIL HEATING Supply and fix Grant Vortex Model (VORT20) condensing system boiler, including all associated works and components, horizontal flue of any length flue terminal, condensate drain pipework, pressure relief valve discharge pipework, gas supply pipework filling loop, drain cocks all as per manufacturers instructions. Remove all redundant equipment not associated with the new installation to include radiators, storage heaters, warm air units, boilers, cooker boilers, water heating cylinder, roof storage cisterns heating pipework, hearths, fireplaces, wall mounted heaters, electric and gas appliances soot box, flexible/sectional flues and terminals. Close up unwanted fireplaces, remove solid fuel back boilers and make good builders opening and fit air vent. Provide radiators, heating pipework, gas supply pipework, cooker point, cylinder (114 ltr) roof storage cistern and stand, complete with Byelaw 30 insulation. Installation to comply with current building regulations Part L and Part P.	OCC	3,575.00
HAG723353	EXTRA OVER FOR VERTICAL FLUE	OCC	385.00
HAG723355	SMALL THREE BED HSE/MAIS – OIL HEATING Supply and fix Grant Vortex Model (VORT20) condensing system boiler, including all associated works and components, horizontal flue of any length flue terminal, condensate drain pipework, pressure relief valve discharge pipework, gas supply pipework filling loop, drain cocks all as per manufacturers instructions. Remove all redundant equipment not associated with the new installation to include radiators, storage heaters, warm air units, boilers, cooker boilers, water heating cylinder, roof storage cisterns heating pipework, hearths, fireplaces, wall mounted heaters, electric and gas appliances soot box, flexible/sectional flues and terminals. Close up unwanted fireplaces, remove solid fuel back boilers and make good builders opening and fit air vent. Provide radiators, heating pipework, gas supply pipework, cooker point, cylinder (114 ltr) roof storage cistern and stand, complete with Byelaw 30 insulation. Installation to comply with current building regulations Part L and Part P.	OCC	3,740.00
HAG723357	EXTRA OVER FOR VERTICAL FLUE	OCC	385.00
HAG723359	LARGE THREE BED HSE/MAIS – OIL HEATING Supply and fix Grant Vortex Model (VORT20) condensing system boiler, including all associated works and components, horizontal flue of any length flue terminal, condensate drain pipework, pressure relief valve discharge pipework, gas supply pipework filling loop, drain cocks all as per manufacturers instructions. Remove all redundant equipment not associated with the new installation to include radiators, storage heaters, warm air units, boilers, cooker boilers, water heating cylinder, roof storage cisterns heating pipework, hearths, fireplaces, wall mounted heaters, electric and gas appliances soot box, flexible/sectional flues and terminals. Close up unwanted fireplaces, remove solid fuel back boilers and make good builders opening and fit air vent. Provide radiators, heating pipework, gas supply pipework, cooker point, cylinder (114 ltr) roof storage cistern and stand, complete with Byelaw 30 insulation. Installation to comply with current building regulations Part L and Part P.	OCC	3,740.00
HAG723361	EXTRA OVER FOR VERTICAL FLUE	OCC	385.00

ITEM	DESCRIPTION	UNIT	RATE
HAG723363	<p>FOUR BED HSE – OIL HEATING</p> <p>Supply and fix Grant Vortex Model (VORT20) condensing system boiler, including all associated works and components, horizontal flue of any length flue terminal, condensate drain pipework, pressure relief valve discharge pipework, gas supply pipework filling loop, drain cocks all as per manufacturers instructions. Remove all redundant equipment not associated with the new installation to include radiators, storage heaters, warm air units, boilers, cooker boilers, water heating cylinder, roof storage cisterns heating pipework, hearths, fireplaces, wall mounted heaters, electric and gas appliances soot box, flexible/sectional flues and terminals. Close up unwanted fireplaces, remove solid fuel back boilers and make good builders opening and fit air vent. Provide radiators, heating pipework, gas supply pipework, cooker point, cylinder (114 ltr) roof storage cistern and stand, complete with Byelaw 30 insulation. Installation to comply with current building regulations Part L and Part P.</p>	OCC	3,800.00
HAG723365	EXTRA OVER FOR VERTICAL FLUE	OCC	385.00
HAG723367	<p>ONE BED BUNG – OIL HEATING</p> <p>Supply and fix Grant Vortex Model (VORT20) condensing system boiler, including all associated works and components, horizontal flue of any length flue terminal, condensate drain pipework, pressure relief valve discharge pipework, gas supply pipework filling loop, drain cocks all as per manufacturers instructions. Remove all redundant equipment not associated with the new installation to include radiators, storage heaters, warm air units, boilers, cooker boilers, water heating cylinder, roof storage cisterns heating pipework, hearths, fireplaces, wall mounted heaters, electric and gas appliances soot box, flexible/sectional flues and terminals. Close up unwanted fireplaces, remove solid fuel back boilers and make good builders opening and fit air vent. Provide radiators, heating pipework, gas supply pipework, cooker point, cylinder (114 ltr) roof storage cistern and stand, complete with Byelaw 30 insulation. Installation to comply with current building regulations Part L and Part P.</p>	OCC	3,465.00
HAG723369	EXTRA OVER FOR VERTICAL FLUE	OCC	385.00
HAG723371	<p>TWO BED BUNG – OIL HEATING</p> <p>Supply and fix Grant Vortex Model (VORT20) condensing system boiler, including all associated works and components, horizontal flue of any length flue terminal, condensate drain pipework, pressure relief valve discharge pipework, gas supply pipework filling loop, drain cocks all as per manufacturers instructions. Remove all redundant equipment not associated with the new installation to include radiators, storage heaters, warm air units, boilers, cooker boilers, water heating cylinder, roof storage cisterns heating pipework, hearths, fireplaces, wall mounted heaters, electric and gas appliances soot box, flexible/sectional flues and terminals. Close up unwanted fireplaces, remove solid fuel back boilers and make good builders opening and fit air vent. Provide radiators, heating pipework, gas supply pipework, cooker point, cylinder (114 ltr) roof storage cistern and stand, complete with Byelaw 30 insulation. Installation to comply with current building regulations Part L and Part P.</p>	OCC	3,630.00
HAG723373	EXTRA OVER FOR VERTICAL FLUE	OCC	385.00

ITEM	DESCRIPTION	UNIT	RATE
HAG723375	THREE BED BUNG – OIL HEATING Supply and fix Grant Vortex Model (VORT20) condensing system boiler, including all associated works and components, horizontal flue of any length flue terminal, condensate drain pipework, pressure relief valve discharge pipework, gas supply pipework filling loop, drain cocks all as per manufacturers instructions. Remove all redundant equipment not associated with the new installation to include radiators, storage heaters, warm air units, boilers, cooker boilers, water heating cylinder, roof storage cisterns heating pipework, hearths, fireplaces, wall mounted heaters, electric and gas appliances soot box, flexible/sectional flues and terminals. Close up unwanted fireplaces, remove solid fuel back boilers and make good builders opening and fit air vent. Provide radiators, heating pipework, gas supply pipework, cooker point, cylinder (114 ltr) roof storage cistern and stand, complete with Byelaw 30 insulation. Installation to comply with current building regulations Part L and Part P.	OCC	3,795.00
HAG723377	EXTRA OVER FOR VERTICAL FLUE	OCC	385.00
HAG723379	OIL STORAGE TANK Supply and fix Titan ES1225T ecosafe plastic oil storage tank complete with Titan oil watchman and tiger loop (if required). Storage tank to be sited to conform to current building regulations and installed by OFTEC registered engineers. Cost to include all required building works and reinstatement of trenching etc.	OCC	1,430.00
HAG723381	VAILLANT ECOMAX PRO 18E Supply and fit Vaillant ecoTEC Plus open flued condensing boiler and connect to existing system to include all associated works and components, horizontal flue of any length, condensate drain pipework alterations, gas supply pipework draining filling/venting, electrical connections, commissioning and making good.	OCC	1,320.00
HAG723383	EXTRA OVER FOR VERTICAL FLUE	OCC	275.00
HAG723385	VAILLANT ECOMAX PRO 28E Supply and fit Vaillant ecoTEC Plus open flued condensing boiler and connect to existing system to include all associated works and components, horizontal flue of any length, condensate drain pipework alterations, gas supply pipework draining filling/venting, electrical connections, commissioning and making good.	OCC	1,430.00
HAG723387	EXTRA OVER FOR VERTICAL FLUE	OCC	275.00
HAG723389	VAILLANT ECOTEC PLUS SYSTEM BOILER (624) Supply and fit Vaillant ecoTEC Plus open flued condensing boiler and connect to existing system to include all associated works and components, horizontal flue of any length, condensate drain pipework alterations, gas supply pipework draining filling/venting, electrical connections, commissioning and making good.	OCC	1,353.00
HAG723391	EXTRA OVER FOR VERTICAL FLUE	OCC	275.00
HAG723393	SYSTEM CONTROLS AND CONDITIONING Power flush existing heating system, fit thermostatic radiator valves to conform with Part L of the building regulations, refill system test and flush out, add Sentinel approved inhibitor (as recommended by manufacturer), test system.	OCC	110.00

ITEM	DESCRIPTION	UNIT	RATE
HAG723395	VAILLANT ECOTEC PLUS COMBI BOILER Supply and fit Vaillant Condensing Combination boiler, including all associated works and components, horizontal flue of any length, condensate drain pipework, pressure relief valve discharge pipework, heating pipework alterations, gas supply pipework, draining, filling, venting electrical connections and commissioning.	OCC	1,447.00
HAG723397	EXTRA OVER FOR VERTICAL FLUE	OCC	275.00
HAG723399	PROGRAMMER AND ROOM THERMOSTAT Supply and fit programmer and room thermostat and connect to new boiler and existing control system. This code only to be used in conjunction with RENEWAL BOILER COMPOSITE RATES.	OCC	110.00
HAG723101	UPGRADE HEATING SYSTEM AND CONTROLS Remove all redundant materials to include cylinder, header cistern and pipework not required for system upgrade. Renew cylinder, header cistern pipework and controls to conform to Part L of the building regulations.	OCC	495.00
HAG723103	PROVIDE BOILER PROTECTION IN CUPBOARDS Construct protective cage for boilers fitted in cupboards. Material to be fireproof.	OCC	44.00
HAG723103	EXTRA OVER TO SCAFFOLD VERTICAL BOILER FLUE Erect scaffolding to install vertical boiler flue after carrying out risk assessment.	OCC	285.00

ITEM	DESCRIPTION	UNIT	RATE
	ELECTRICAL		
	Where existing fittings are specified to be replaced and they are no longer available or do not comply with current regulations, the fittings specified within the electrical preambles shall be supplied and the Contractor shall take this into account within his % adjustments.		
	Electrical Inspection And Testing		
E101DAA01	ELECTRICAL SAFETY CHECK/INVESTIGATION/MINOR REPAIRS Carry out basic inspection and testing to main earthing, main bonding, supplementary equipotential bonding and test earthing of specific circuit, OR investigate fault on single circuit (ie. RCD or MCB tripping, low insulation resistance, no earth continuity (ring continuity) etc...) undertaking minor or temporary repair to make safe.	OCC	27.50
E101DAA02	PERIODIC INSPECTION REPORT Carry out electrical inspection and testing to complete domestic electrical installation. Provide NICEIC or similar approved Periodic Inspection Report For An Electrical Installation including Installation Schedule and Test Results plus two digital photographs of the main intake. Rate includes work to disconnect/isolate and label faulty circuits/appliance(s), pending urgent repairs by others, if this will allow the bulk of the installation to be kept in use. Rate also includes for replacement of main bonding clamps, tightening of loose connections or other minor actions to eliminate a fault.	OCC	100.00
	Consumer Units		
E102DAA01	CONS UNIT, MAIN SWITCH AND MCBs Install new or replace existing consumer unit. Isolate supply, disconnect, clear away and make good if necessary. Supply and fit in same or new location as ordered, 4, 8, 12 or 16 module surface insulated or metal consumer unit (MK ref K5504S, K5508S, K5512's, K5516's, K5604's, K5608's, K5612's or K5616's) complete with 100A Isolator (5500's), up to 6 suitably sized M.C.B's and connect to served circuits. To include extending of circuits and upgrading of meter tails and main earth conductor where necessary. Reconnect electricity supply, undertake electrical tests, provide certificate, make good on completion and remove waste and debris..	NO	115.00
E102DAA02	CONS UNIT, UP FRONT RCD AND MCBs Install new or replace existing consumer unit. Isolate supply, disconnect, clear away and make good if necessary. Supply and fit in same or new location as ordered, 4, 8, 12 or 16 module surface insulated or metal consumer unit (MK ref K5504S, K5508S, K5512's, K5516's, K5604's, K5608's, K5612's or K5616's) complete with 63A, 80A or 100A 30mA Residual Current Device (5760's, 5780's or 7700's) as appropriate, up to 6 suitably sized M.C.B's and connect to served circuits. To include extending of circuits and upgrading of meter tails and main earth conductor where necessary. Reconnect electricity supply, undertake electrical tests, provide certificate, make good on completion and remove waste and debris.	NO	125.00

ITEM	DESCRIPTION	UNIT	RATE
E102DAA03	<p>CONS UNIT, SPLIT LOAD WITH DUAL RCD's AND MCBs</p> <p>Install new or replace existing consumer unit. Isolate supply, disconnect, clear away and make good if necessary. Supply and fit in same or new location as ordered, 12 or 15 module surface insulated consumer unit (MK ref K5686's mag 17 ED or K5681's mag 17 ED) complete with 100A main isolator (5500's) and two 63A, 80A or 100A 30Ma Residual Current Devices (5760's, 5780's or 7700's) as appropriate to comply with the current edition of BS7671, up to 8 suitably sized M.C.B's and connect to served circuits. To include extending of circuits and upgrading of meter tails and main earth conductor where necessary. Reconnect electricity supply, undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p> <p>*Note-This rate shall also be applicable to time delay consumer units for TT installations.</p>	NO	170.00
E102DAA04	<p>INSTALL OR RENEW MCB/FUSE</p> <p>Install or renew any size or type MCB or fuse to consumer unit to match existing or as approved by the manufacturer. Undertake electrical tests, provide certificate and remove waste and debris.</p>	NO	10.00
E102DAA05	<p>INSTALL OR RENEW RCBO</p> <p>Install or renew any size or type RCBO to consumer unit to match existing or as approved by the manufacturer. Undertake electrical tests, provide certificate and remove waste and debris.</p>	NO	42.50
E102DAA06	<p>INSTALL OR RENEW RESIDUAL CURRENT DEVICE</p> <p>Install or renew residual current device to consumer unit to match existing or as approved by the manufacturer or convert existing consumer unit to comply with current Edition of BS7671 Supplying, fitting and connect second 100A, 30mA residual current device utilising suitable conversion kit or Supply, fit and connect separate self mounting 100A, 30mA residual current device. Undertake electrical tests, provide certificate and remove waste and debris.</p>	NO	55.00
E102DAA07	<p>RENEW MAIN ISOLATOR</p> <p>Install or renew any size or type Main switch to consumer unit to match existing or as approved by the manufacturer. Undertake electrical tests, provide certificate and remove waste and debris.</p>	NO	12.50
E102DAA08	<p>INSTALL OR RENEW BLANK</p> <p>Install or renew any size or type blank to consumer unit to match existing or as approved by the manufacturer. Remove waste and debris.</p>	NO	3.00
E102DAA09	<p>UPGRADE METER TAILS</p> <p>Isolate supply, disconnect, clear away and upgrade meter tails to 25mm, from Statutory Authorities Service Cut-Out to meter and to new consumer unit position, up to a maximum of 4 metres, per pair of tails. Undertake electrical tests, provide certificate and remove waste and debris.</p>	NO	22.50
E102DAA10	<p>INSTALL SUB MAIN</p> <p>Install or renew 80A submain including installation of switch fuse 16mm twin and earth with separate 10mm earth wire all connections and tails. Undertake electrical tests, provide certificate and remove waste and debris.</p>	NO	175.00

ITEM	DESCRIPTION	UNIT	RATE
Earthing and Equipotential Bonding			
E103DAA01	INSTALL EARTHING AND BONDING Carry out all earthing (PME or earth electrode), main equipotential bonding of main incoming services and supplementary bonding of simultaneously accessible conductive parts within a specified dwelling to comply fully with all requirements of this Schedule of Rates and the current edition of the IEE Regulations, BS7671 including all amendments. Undertake electrical tests, provide certificate and remove waste and debris.	OCC	100.00
E103DAA02	CARRY OUT SINGLE BONDING Carry out all earthing and equipotential bonding of a single appliance, group of fittings or to Crimp and extend a main equipotential bonding conductor to a single incoming service eg, Gas, Water or Oil complying fully with all requirements of the current edition of the IEE Regulations, BS7671 including all amendments, length of cable not exceeding 5000mm including lifting and subsequently refixing floorboards. Undertake electrical tests, provide certificate and remove waste and debris.	NO	10.00
E103DAB02	CARRY OUT MAIN EQUIPOTENTIAL BONDING TO A SINGLE SERVICE (GAS, WATER, OIL ETC) Carry out all earthing and equipotential bonding of a single appliance pipework connections to a single appliance or group of fittings complying fully with all requirements of the current edition of the IEE Regulations, BS7671 including all amendments, length of cable not exceeding 5000mm including lifting and subsequently refixing floorboards. Undertake electrical tests, provide certificate and remove waste and debris	NO	25.00
E103DAA03	SUPPLEMENTARY BOND BATHROOM Carry out earthing and equipotential supplementary bonding within a bathroom comply fully with all requirements of the current edition of the IEE Regulations, BS7671 including all amendments. Such that all simultaneously accessible conductive and extraneous conductive parts are bonded together at a common potential. This shall include but not be limited to metal baths, hot and cold pipework, metallic waste pipes, central heating pipework including radiators and the earthing terminals of all electrical equipment (Class I or II). Undertake electrical tests, provide certificate and remove waste and debris.	OCC	50.00
E103DAA04	INSTALL 4 MM PROTECTIVE CONDUCTOR Supply and fit 4 mm green/yellow sleeved protective conductor complete with pipe clamps or other appropriate terminations both ends, and where looping in.	M	3.00
E103DAA05	INSTALL 4 MM PROTECTIVE CONDUCTOR Supply and fit 10mm green/yellow sleeved protective conductor complete with appropriate terminations both ends and where looping in.	M	3.50
E103DAA06	INSTALL 16 MM PROTECTIVE CONDUCTOR Supply and fit 16mm green/yellow sheathed protective conductor complete with appropriate termination both ends and where looping in.	M	4.00
Works in Association with Supply Authority			
E104DAA01	PROVIDE PME Prepare final connection, carry out all checks and tests appropriate to the provision of PME. Co-ordinate attendance and	OCC	25.00

ITEM	DESCRIPTION	UNIT	RATE
	acceptance/connection by supply authority. Undertake electrical tests, provide certificate and remove waste and debris. Note- This rate is only to be applied if the Supply Authorities attendance is required. If charges are levied by the Supply Authority for this work the contractor shall be reimbursed with their tender uplifted percentage for sub contractors applied.		
E104DAA02	FIT REPLACEMENT METER BOX DOOR Remove old meter box door, fit new metal retrofit door and frame. Provide triangular key to tenant.	OCC	65.00
Power and Lighting Circuits/Accessories			
E105DAA01	REWIRE/INSTALL SPUR Rewire or provide new spur (Maximum length 3m), in surface mounted mini trunking/concealed where possible or chased in conduit, as ordered, connect to ring or radial circuit / consumer unit (existing protective device) and supply and fit new accessory / fused connection unit, pattress or back box, Double socket Outlet, Single Socket Outlet or reconnect existing appliance. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.	NO	32.50
E105DAA02	RELOCATE POINT Relocate existing electrical accessory and wiring (for example Cooker point) extend or cut back, reconnect and reuse existing accessories and provide new pattress, back box trunking or containment as required. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.	NO	37.50
E105DAA03	REWIRE/INSTALL LOW LEVEL COOKER OUTLET Rewire or provide new as ordered one of the following: <ul style="list-style-type: none"> - Low Level Cooker Outlet - Triple Pole Fan Isolation Maximum length 4m in surface mounted mini trunking/concealed where possible or chased in conduit, as ordered, reconnect existing appliance. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.	NO	45.00
E105DAA04	REWIRE/INSTALL SOCKET OUTLET, LIGHTING POINT OR RADIAL CIRCUIT Rewire or provide new as ordered one of the following: <ul style="list-style-type: none"> - Radial circuit including new washing machine circuit with Switched Fused Spur above work surface and Single Socket Outlet below, or Immersion Heater circuit. - Part rewire ring and add additional socket, - Additional lighting point with one or two way switching - Outside lighting circuit with switch (fitting measured elsewhere) - Smoke detector circuit including interconnecting link (detectors measured elsewhere) Maximum cable length 10m in surface mounted mini trunking/concealed where possible or chased in conduit, as ordered, connect to ring or radial circuit / consumer unit (new protective device if required) and supply and fit new accessory / fused connection unit, Double pole switch, Double Switched socket Outlet, Single Switched Socket Outlet, Pendant Set, Baton holder, one or two way Plate Switch(s) or reconnect existing	NO	70.00

ITEM	DESCRIPTION	UNIT	RATE
	<p>appliance. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p> <p>Note- This unit cost will be paid for up to two points additional points will be added at half of this value plus tendered percentage. For example two points ordered base price £140 three points ordered £175.</p>		
E105DAA05	<p>REWIRE/INSTALL SHOWER OR COOKER CIRCUIT</p> <p>Rewire or provide new radial circuit as ordered one of the following:</p> <ul style="list-style-type: none"> - Shower Circuit - Cooker Circuit <p>Maximum cable length 10m in surface mounted mini trunking/concealed where possible or chased in conduit, as ordered, connect to consumer unit (new protective device if required) and supply and fit new accessories, cooker control panel with Single Switched Socket Outlet, low level cooker outlet, 45A/50A double pole pull switch, reconnect existing appliance as applicable. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>	NO	110.00
E105DAA06	<p>RENEW/REFIX PATRESS, BACK BOX OR ACCESSORY</p> <p>Isolate disconnect and remove any accessory remove existing back box or pattress any size or type and replace with malleable plastic or metal flush as appropriate reconnect existing appliance or accessory, undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>	NO	10.00
E105DAA07	<p>RENEW LIGHTING PENDANT</p> <p>Isolate disconnect and remove existing lighting pendant and flex as appropriate, reconnect, undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>	NO	8.00
E105DAA08	<p>RENEW SMALL ACCESSORY</p> <p>Isolate disconnect and remove any accessory and any damaged back box or pattress (replace with malleable plastic or metal flush as necessary). Replace and reconnect accessory to include any one of the following:</p> <ul style="list-style-type: none"> - Single Switched Socket Outlet - Double Switched Socket Outlet - Switched Fused Spur - Unswitched Fused Spur - Double Pole Switch - Low Level Cooker Outlet - Flex Outlet Plate - Blank Plate - Any lighting plate switch (one or two way single or multi-gang) - 6A pull switch - Pendant set - Baton holder <p>Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p> <p>Note- Pattress or back box only need be replaced if damaged. Rate to apply for changing SSSO to DSSO and for other accessories of a similar value that may not be specifically identified above.</p>	NO	15.00

ITEM	DESCRIPTION	UNIT	RATE
E105DAA09	<p>RENEW LARGE ACCESSORY</p> <p>Isolate disconnect and remove any accessory and any damaged back box or pattress (replace with malleable plastic or metal flush as necessary). Replace and reconnect accessory to include any one of the following:</p> <ul style="list-style-type: none"> - Cooker Control Panel - 45A/50A pull switch for shower and the like - 45A/50A wall mounted switch for shower and the like - Triple pole fan isolation switch <p>Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p> <p>Note- Pattress or back box only need be replaced if damaged. Rate to apply for other accessories of a similar value that may not be specifically identified above.</p>	NO	21.00
E105DAA10	<p>RENEW METAL COOKER CONTROL PANEL</p> <p>Isolate disconnect and remove any accessory and any damaged back box or pattress (replace with malleable plastic or metal flush as necessary). Replace and reconnect Metal Cooker Control Panel MK K5011 WHI or K5001 WHI. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>	NO	50.00
E105DAA11	<p>RENEW SHAVER SUPPLY UNIT</p> <p>Isolate disconnect and remove any accessory and any damaged back box or pattress (replace with malleable plastic or metal flush as necessary). Replace and reconnect Shaver Supply Unit MK K701 WHI. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>	NO	27.50
E105DAA12	<p>REMOVE REDUNDANT ELECTRIC CABLE</p> <p>Disconnect and remove single or multiple lengths of redundant electric cable up to 10M and make safe, including removing and refixing floorboards. Make good on completion and remove waste and debris.</p>	NO	12.50
E105DAA13	<p>CLIP OR PROVIDE MINI TRUNKING TO CABLES</p> <p>Clip or provide suitably sized mini trunking to cables, make good and remove waste and debris.</p>	M	3.00
Electric Cookers			
E106DAA01	<p>RELOCATE ELECTRIC COOKER</p> <p>Collect electric cooker from specified location and deliver to different location and reconnect, test or dispose as instructed.</p>	OCC	37.50
Lighting Fittings and Ancillaries			
E201DAA01	<p>RENEW BULKHEAD LIGHT</p> <p>Renew defective or provide new GLS bulkhead light fitting to match</p>	NO	20.00

ITEM	DESCRIPTION	UNIT	RATE
	existing type/pattern complete with lamp. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.		
E201DAA02	INSTALL VANDALPROOF LIGHT FITTING Renew defective or provide new vandal resistant light fitting to match existing type/pattern complete with lamp. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.	NO	70.00
E201DAA03	RENEW ASD 2D BULKHEAD LUMINAIRE Renew defective or provide new 21W ASD 2D type bulkhead light complete with lamp. 21W 2D IP54 High frequency Centro Circo White Bulkhead Light with Opal Diffuser (CE3DOV/WL521E) Luminaire for use in bathrooms, shower rooms and 21W 2D IP65 ASD High Frequency Mini Horizon Black outside bulkhead light with opal diffuser (HR2DOV/BLP5212E) for use externally and in out buildings. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.	NO	35.00
E201DAA04	RENEW LAMP Renew lamp, any type, any wattage, open or enclosed fittings. To include but not be limited to one of the following: <ul style="list-style-type: none"> - General Lighting Service bayonet or screw cap - 2D two or four pin - Linear tubular fluorescent any length - Elliptical sodium with or without ignitor - Linear Halogen - PL type compact fluorescents - GU10 / GU6.3 halogen downlight - Mega man GU10 compact fluorescent downlight 	NO	10.00
E201DAA05	RENEW TIME LAG SWITCH Renew time lag switch electronic or pneumatic to match existing type/pattern. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.	NO	30.00
E201DAA06	RENEW 24 HOUR TIME SWITCH Install new or refurbished Sangamo round pattern electronic or mechanical 24 hour time switch three or four pin to match existing type/pattern or as ordered. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.	NO	45.00
E201DAA07	RENEW SOLAR DIAL TIME SWITCH Install new or refurbished Sangamo round pattern electronic or mechanical solar dial time switch three or four pin to match existing type/pattern or as ordered. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.	NO	55.00
E201DAA08	INSTALL OR RENEW PIR FLOOD LIGHT Supply and fit external flood light fitting provided with passive infrared unit, fitted at any height to any surface by plugs and screws, adjusted to suit angle of illumination required by the CA. Connect to existing wiring or new wiring as measured elsewhere. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.	NO	27.10

ITEM	DESCRIPTION	UNIT	RATE
Solar Cell Installations			
E202DAA01	INSTALL SOLAR CELL Supply and fit Sangamo Solar Cell to top floor of building and supply and fix SWA cable clipped to outside wall. Disconnect timeclock and connect solar cell. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.	NO	85.00
E202DAA02	RENEW SOLAR CELL Renew Sangamo P5 pattern solar cell unit including bracket to match existing type/pattern.	NO	35.00
Fluorescent Lighting Fittings			
E203DAA01	INSTALL OR RENEW FLUORESCENT LUMINAIRE Install or renew complete fluorescent type luminaire (single or twin) any size or type (high frequency or switch start) to match existing or as ordered with or without diffuser. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.	NO	45.00
E203DAA02	INSTALL OR RENEW IP65 FLUORESCENT LUMINAIRE Install or renew complete IP65 fluorescent type luminaire (single or twin) any size or type (high frequency or switch start) to match existing or as ordered with or without diffuser. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.	NO	55.00
Fluorescent Lighting Ancillaries			
E204DAA01	RENEW DIFFUSER Renew diffuser to fluorescent light fitting any size.	NO	17.50
E204DAA02	RENEW CHOKE Renew defective choke to fluorescent light fitting, any size fitting.	NO	18.54
E204DAA03	RENEW STARTER FLUORESCENT LIGHT Renew defective starter to fluorescent light fitting any type of fitting.	NO	7.50
Emergency Lighting			
E205DAA01	INSTALL/RENEW 8W EMERGENCY LIGHTS Supply and fit 8 watt non-maintained, maintained or sustained emergency luminaire and connect to installation with FP200 or MICC cables as existing. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.	NO	35.00
Timers and Heating Controls			
E301DAA01	RENEW ROOM THERMOSTAT Renew defective room thermostat to central heating system including back plate as necessary, all to match existing type/pattern. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.	NO	20.00

ITEM	DESCRIPTION	UNIT	RATE
E301DAA02	RENEW TIME SWITCH Renew defective single channel time switch to central heating system and the like including back plate as necessary, all to match existing type/pattern. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.	NO	37.50
E301DAA03	RENEW C.H. PROGRAMMER Renew defective central heating two channel programmer to match existing type/pattern. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.	NO	45.00
E301DAA04	RENEW E7 TIMER Renew defective Economy 7 electrical timer to match existing, including removing old and fitting new, connections and additional cable as necessary. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.	NO	60.00
Electric Immersion Heaters			
E302DAA01	INSTALL 3 KW ALLOY IMMERSION Isolate supply, Drain down and fit 3 kw alloy sheath top, side or bottom entry, full size, single element immersion heater and thermostat, set temperature, connect to existing electrical circuit, complete with new double pole switch with neon indicator and new heat resistant flex as necessary. Including draining, filling and venting of cylinder. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.	NO	50.00
E302DAA02	RENEW IMMERSION HEATER FLEX Isolate supply strip out and remove accessory and any damaged back box or pattress (replace with malleable plastic or metal flush as necessary), remove existing cable. Renew immersion heater accessory and heat resistant butyl flex, up to 2m in length. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.	NO	17.50
Note- Pattress or back box only need be replaced if damaged.			
E302DAA03	RENEW IMMERSION THERMOSTAT Isolate supply strip out and remove immersion heater thermostat. Install suitably sized replacement thermostat complete with independent thermal cut out, set temperature. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.	NO	13.00
E302DAA04	RESET IMMERSION THERMAL CUT OUT Reset and test immersion heater thermal cut out, check thermostat temperature setting.	NO	4.50
Electric Showers			
E303DAA01	INSTALL COMPLETE REDRING SELECTRONIC SHOWER Provide new electric shower, supply and fit Redring Selectronic electric shower (8.5 or 9.5KW as ordered or appropriate) including	OCC	538.00

ITEM	DESCRIPTION	UNIT	RATE
	provision of new shower circuit with local isolation and new MCB connected to existing consumer unit. Provide new pipework from most practical suitable available supply complete with isolation valve, double check valve and Life Limefighter to new shower. Complete with hose and shower head. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.		
E303DAA02	RENEW EXISTING SHOWER UNIT Renew existing or provide new electric shower, supply and fit Redring Selectronic electric shower (8.5 or 9.5KW as ordered or appropriate) including modification to pipework and connection to existing shower electrical supply installing or replacing cable from local isolator if necessary. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.	OCC	305.00
Electric Shower Repairs			
E304DAA01	REPAIR REDRING SELECTRONIC ELECTRIC SHOWER Diagnose and repair faulty Redring Selectronic electric shower to include but not be limited to the replacement of one of the following components : <ul style="list-style-type: none"> - Solenoid - Power PCB - Flow Motor - Valve Motor - Thermal Cut Out - PRV - Shower hose - Shower head Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.	OCC	60.00
E304DAA02	DISCONNECT AND MAKE SAFE OR RECONNECT AND TEST ELECTRIC SHOWER Isolate disconnect and remove existing electric shower, cap water supply and make safe electrical connection, or refit electric shower as provided. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.	OCC	25.00
Night Storage Heaters			
E305DAA01	INSTALL OR RENEW 0.6KW BATHROOM NIGHT STORAGE HEATER Install or renew complete Dimplex or Creda 0.6KW bathroom storage heater complete with drip kit and free standing feet as appropriate. Connect to existing supply or new circuit as measured elsewhere,	NO	175.00

ITEM	DESCRIPTION	UNIT	RATE
	renewing flex, Double Pole switch, flex outlet plate and pattress or back box as appropriate. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.		
E305DAA02	INSTALL OR RENEW 1.7KW NIGHT STORAGE HEATER Install or renew complete Dimplex or Creda 1.7KW storage heater. Connect to existing supply or new circuit as measured elsewhere, renewing flex, Double Pole switch and pattress or back box as appropriate. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.	NO	250.00
E305DAA03	INSTALL OR RENEW 2.6KW NIGHT STORAGE HEATER Install or renew complete Dimplex or Creda 2.6KW storage heater. Connect to existing supply or new circuit as measured elsewhere, renewing flex, Double Pole switch and pattress or back box as appropriate. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.	NO	307.50
E305DAA04	INSTALL OR RENEW 3.4KW NIGHT STORAGE HEATER Install or renew complete Dimplex or Creda 3.4KW storage heater. Connect to existing supply or new circuit as measured elsewhere, renewing flex, Double Pole switch and pattress or back box as appropriate. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.	NO	370.00
E305DAA05	INSTALL OR RENEW 1.7KW AND 1.0KW COMBINED NIGHT STORAGE HEATER Install or renew complete Dimplex or Creda 1.7KW combined type storage heater complete with 1.0KW convector heater. Connect to existing supplies or new circuits as measured elsewhere, renewing flexs, Double Pole switch, Switched Fused Spur and pattresses or back boxes as appropriate. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.	NO	317.50
E305DAA06	INSTALL OR RENEW 2.6KW AND 1.5KW COMBINED NIGHT STORAGE HEATER Install or renew complete Dimplex or Creda 2.6KW combined type storage heater complete with 1.5KW convector heater. Connect to existing supplies or new circuits as measured elsewhere, renewing flexs, Double Pole switch, Switched Fused Spur and pattresses or back boxes as appropriate. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.	NO	377.50
E305DAA07	INSTALL OR RENEW 3.4KW AND 2.0KW COMBINED NIGHT STORAGE HEATER Install or renew complete Dimplex or Creda 3.4KW combined type storage heater complete with 2.0KW convector heater. Connect to existing supplies or new circuits as measured elsewhere, renewing flexs, Double Pole switch, Switched Fused Spur and pattresses or back boxes as appropriate. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.	NO	450.00
Night Storage Heaters Repairs and Alterations			
E306DAA01	REPAIRS TO NIGHT STORAGE HEATER Diagnose and repair faulty electric storage heater to include but not be limited to the replacement of one of the following components: - Element - Charge control - Output control	NO	32.50

ITEM	DESCRIPTION	UNIT	RATE
	<ul style="list-style-type: none"> - Wiring loom - Thermal Cut Out - Thermostat <p>Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>		
E306DAA02	<p>RENEW STORAGE HEATER FLEX</p> <p>Isolate supply strip out and remove accessory and any damaged back box or pattress (replace with malleable plastic or metal flush as necessary), remove existing cable. Renew storage heater accessory and heat resistant butyl flex, up to 2m in length. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p> <p>Note- Pattress or back box only need be replaced if damaged.</p>	NO	17.50
E306DAA03	<p>RESITE AND RECONNECT EXISTING NIGHT STORAGE HEATER</p> <p>Isolate, strip and remove night storage heater, make safe wiring, make good to surfaces disturbed. Re-site, reassemble and reconnect in new location as directed. To existing or new circuit as measured elsewhere. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>	OCC	30.00
E306DAA04	<p>DISPOSE OF HEATER</p> <p>Take down and dispose of electric heater, any type (apart from those contain asbestos which will be dealt with on another contract) make safe wiring, make good to surfaces disturbed.</p>	OCC	25.00
Electric Fan Heaters			
E307DAA01	<p>INSTALL 2KW WALL FAN HEATER</p> <p>Supply and fit 2kw wall fan heater as Dimplex FX20V or FX201PX4, complete with pullcord and pilot light indication, variable temperature sensing thermostat and manual resetting thermal cut off, BEAB approved; to any surface or position. Connect to existing circuit or new circuit as measured elsewhere, renewing flex, Flex outlet plate, Switched Fused Spur and pattresses or back boxes as appropriate. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>	NO	60.00
E307DAA02	<p>INSTALL 2KW WALL FAN HEATER WITH TIMER</p> <p>Supply and fit 2kw wall fan heater as Dimplex FX20VE or FX20EIPX4, complete with pullcord, timer and pilot light indication, variable temperature sensing thermostat and manual resetting thermal cut off, BEAB approved; to any surface or position. Connect to existing circuit or new circuit as measured elsewhere, renewing flex, Flex outlet plate, Switched Fused Spur and pattresses or back boxes as appropriate. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>	NO	75.00
E307DAA03	<p>INSTALL 2KW FAN CONVECTOR HEATER</p> <p>Supply and fit 2kw wall fan heater Dimplex or Creada as ordered, complete with pilot light indication, variable temperature sensing</p>	NO	92.50

ITEM	DESCRIPTION	UNIT	RATE
	thermostat and manual resetting thermal cut off. Connect to existing circuit or new circuit as measured elsewhere, renewing flex, Switched Fused Spur and pattress or back box as appropriate. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.		
E307DAA04	<p>INSTALL 2KW FAN CONVECTOR HEATER WITH TIMER</p> <p>Supply and fit 2kw wall fan heater as Dimplex or Creada as ordered, complete with timer and pilot light indication, variable temperature sensing thermostat and manual resetting thermal cut off. Connect to existing circuit or new circuit as measured elsewhere, renewing flex, Switched Fused Spur and pattress or back box as appropriate. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>	NO	105.00
	Electric Panel Heaters		
E308DAA01	<p>INSTALL 1KW PANEL HEATER</p> <p>Supply and fit 1kw Panel heater Dimplex PLX range as ordered, complete with pilot light indication, variable temperature sensing thermostat and manual resetting thermal cut off. Connect to existing circuit or new circuit as measured elsewhere, renewing flex, Switched Fused Spur and pattress or back box as appropriate. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>	NO	80.00
E308DAA02	<p>INSTALL 1KW PANEL HEATER WITH TIMER</p> <p>Supply and fit 1kw Panel heater Dimplex PLX range as ordered, complete with 7 Day timer, pilot light indication, variable temperature sensing thermostat and manual resetting thermal cut off. Connect to existing circuit or new circuit as measured elsewhere, renewing flex, Switched Fused Spur and pattress or back box as appropriate. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>	NO	95.00
E308DAA03	<p>INSTALL 2KW PANEL HEATER</p> <p>Supply and fit 2kw Panel heater Dimplex PLX range as ordered, complete with pilot light indication, variable temperature sensing thermostat and manual resetting thermal cut off. Connect to existing circuit or new circuit as measured elsewhere, renewing flex, Switched Fused Spur and pattress or back box as appropriate. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>	NO	100.00
E308DAA04	<p>INSTALL 2KW PANEL HEATER WITH TIMER</p> <p>Supply and fit 2kw Panel heater Dimplex PLX range as ordered, complete with 7 Day timer, pilot light indication, variable temperature sensing thermostat and manual resetting thermal cut off. Connect to existing circuit or new circuit as measured elsewhere, renewing flex, Switched Fused Spur and pattress or back box as appropriate. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>	NO	115.00
E308DAA05	<p>INSTALL 3KW PANEL HEATER</p> <p>Supply and fit 3kw Panel heater Dimplex PLX range as ordered, complete with pilot light indication, variable temperature sensing thermostat and manual resetting thermal cut off. Connect to existing circuit or new circuit as measured elsewhere, renewing flex, Switched Fused Spur and pattress or back box as appropriate. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>	NO	125.00

ITEM	DESCRIPTION	UNIT	RATE
E308DAA06	<p>INSTALL 3KW PANEL HEATER WITH TIMER</p> <p>Supply and fit 3kw Panel heater Dimplex PLX range as ordered, complete with 7 Day timer, pilot light indication, variable temperature sensing thermostat and manual resetting thermal cut off. Connect to existing circuit or new circuit as measured elsewhere, renewing flex, Switched Fused Spur and pattress or back box as appropriate. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>	NO	145.00
E308DAA07	<p>ELECTRIC TOWEL RAIL</p> <p>Supply and fit Dimplex or Creda towel rail as ordered. Connect to existing circuit or new circuit as measured elsewhere renewing flex unswitched fused spur and pattress or back box as appropriate. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>	NO	95.00
Electric Fans			
E309DAA01	<p>RENEW 100mm EXTRACTOR FAN</p> <p>Supply and install new or replacement 100mm mechanical extract to wall, ceiling or inline, any surface position. Connect to existing electrical wiring or new circuit as measured elsewhere. Electric shutter, humidistat and pull cord over-ride as ordered. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>	NO	60.00
E309DAA02	<p>RENEW 150mm EXTRACTOR FAN</p> <p>Supply and install new or replacement 100mm mechanical extract to wall, ceiling or inline, any surface position. Connect to existing electrical wiring or new circuit as measured elsewhere. Electric shutter, humidistat and pull cord over-ride. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p> <p>Note: If the ventilator/fan is not operative after the service the ventilator/fan is to be removed and renewed with the appropriate ventilator/fan. The works order will be varied to omit the service code and to add the ventilator/fan code. DDC will only pay for servicing or renewing the ventilator/fan, and will not pay for both servicing and renewal.</p> <p>Note- For new installations see code below for allowance for preparing structural opening.</p>	NO	75.00
E309DAB03	<p>INSTALL VENT AXIA LO-CARBON VA100 SELV BATHROOM FAN</p> <p>Supply and install new or replacement Vent Axia Lo-Carbon mechanical extract to wall or ceiling, any surface position. Connect to existing electrical wiring or new circuit as measured elsewhere. Reference number: "436064". Includes SELV motor, transformer, electric shutter, humidistat and pull cord over-ride. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p> <p>Note- For new installations see code below for allowance for preparing structural opening.</p>	NO	150.00
E309DAC03	<p>INSTALL VENT AXIA LO-CARBON CENTRA SELV HT BATHROOM FAN</p> <p>Supply and install new or replacement Vent Axia Lo-Carbon mechanical extract to wall or ceiling, any surface position. Connect to existing electrical wiring or new circuit as measured elsewhere. Reference number: "443176". Includes SELV motor, transformer, electric shutter, humidistat and pull cord over-ride. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p> <p>Note- For new installations see code below for allowance for preparing</p>	NO	135.00

ITEM	DESCRIPTION	UNIT	RATE
	structural opening.		
E309DAB04	INSTALL VENT AXIA LO-CARBON VA150 SELV KITCHEN AREA Supply and install new or replacement Vent Axia Lo-Carbon mechanical extract to wall or ceiling, any surface position. Connect to existing electrical wiring or new circuit as measured elsewhere. Reference number: "459125". Includes electric shutter, humidistat and pull cord override. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.	NO	200.00
	Note- For new installations see code below for allowance for preparing structural opening.		
E309DAA05	PREPARE STRUCTURAL OPENING FOR NEW ELECTRIC VENTILATOR Cut hole up to 150mm through building fabric for electric ventilator. Fit ducting and outlet grill, make good on completion and remove waste and debris.	OCC	35.00
E309DAA06	SERVICE ELECTRIC VENTILATOR/FAN Inspect, clean and check operation of any electrical ventilator as ordered, remove waste and debris.	NO	12.50
	Note: If the ventilator/fan is not operative after the service the ventilator/fan is to be removed and renewed with the appropriate ventilator/fan. The works order will be varied to omit the service code and to add the ventilator/fan code. DDC will only pay for servicing or renewing the ventilator/fan, and will not pay for both servicing and renewal.		
E309DAA07	REMOVE ELECTRIC VENTILATOR Isolate and remove existing electric ventilator, strip wiring and containment as necessary back to local isolation switch or point of origin. Make good on completion including any hole through building fabric and remove waste and debris.	NO	45.00
	Domestic Smoke Alarms		
E310DAA01	FIT DOMESTIC SMOKE ALARM Provide new or replace existing domestic smoke alarm (optical or ionisation) or heat alarm mains with alkaline battery back up as ordered. Connect to existing wiring or wiring as measured elsewhere. Instruct tenant on operation and test.	OCC	22.50
E310DAA02	FIT AICO 166 SMOKE ALARM Provide new or replace existing domestic smoke alarm (optical or ionisation) or heat alarm as ordered. Connect to existing wiring or new circuit as measured elsewhere. Instruct tenant on operation and test.	OCC	40.00
E310DAA03	SERVICE DOMESTIC SMOKE ALARM Note: DDC's standard will be to issue orders to renew domestic smoke alarms only, and will only vary the order to servicing following recommendation on site from the Contractor's operatives.	OCC	10.00

ITEM	DESCRIPTION	UNIT	RATE
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DDC will not pay for both servicing and renewal of smoke alarms.

Note- For new installations see code below for allowance for preparing structural opening.

Electrical Rewiring Composite Rates

For a rewire each installation is deemed to include in the scheduled rate the following points :

- One light (two for Lounge Dinner's) in every room including walk-in cupboards / stores over one square metre, hall, landing and roof spaces (Neon indicated Double Pole Switch to be fitted below trap hatch at high level). Bathroom to have IP rated 16W 2D bulkhead with white base fitted. One way, two way, intermediate or pull cord switching as appropriate.
- One 16W 2D IP65 outside bulkhead light to be mounted at front, rear or side of property as ordered, controlled by internal switch
- **Lounge** five Double Switched Socket Outlets
- **Dinning Room** two Double Switched Socket Outlets
- **Lounge / Dinner** seven Double Switched Socket Outlets
- **Kitchen** Cooker circuit complete with low level outlet and Cooker Control Panel with Single Switched Socket Outlet. An outlet for a washing machine with Switched fused spur above worktop and Single Socket Outlet at low level. Either a Double Switched Socket Outlet that is accessible or a Switched Fused Spur above worktop and Single Socket Outlet at low level for a fridge freezer or other kitchen appliance. A switched Fused Spur at high level for an extractor fan or cooker hood and three Double switched Socket outlets for general use.
- **Hall** one Double Switched Socket Outlet. One Aico 166 smoke alarm as appropriate (for Flats and Bungalows Two may be required).
- **Landing** one Double Switched Socket Outlet. One Aico 166 smoke alarm as appropriate.
- **Bedrooms** three Double Switched Socket Outlets in each double bedroom. Two Double Switched Socket outlets in each single or box room.
- **Linen Cupboard** Immersion heater Double Pole Switch on dedicated circuit (Only if cylinder is installed).
- **Central Heating** Switched Fused Spur on dedicated circuit.

The above standard specification is applicable to all types and styles of dwelling. Different styles of dwelling may require all or some of the above, in each instance every effort must be made to accommodate the specified number of points, additional power points if required will be offset against any accessories that are not installed. For instance installation with combination boiler and no

ITEM	DESCRIPTION	UNIT	RATE
	<p>cylinder immersion circuit will be used as measure against addition power point. In unusual instances where additional provision is required (ie. Shower circuit, more small power) additional rates will apply on instruction. For installations with an attached or detached utility room or outhouse an additional scheduled rate will be applicable.</p> <p>For Surface Rewiring every effort shall be made to conceal cables by running in floor and ceiling voids, behind dry lining and internal cavity walls, utilising existing conduit capping, containment, cupboards and voids wherever possible. As a last resort new surface trunking must be installed. All of the above plus making good and reinstatement are deemed to be included within the scheduled rate.</p> <p>The scheduled rates for Flush Rewiring shall be deemed to apply only where the fabric of the building is physically cut into with suitable conduit being installed. All disturbed surfaces are to be reinstated to a smooth finish to enable redecoration by the tenant without further making good.</p> <p>All surface pattresses are to be Marshall Tufflex malleable type. Accessories and consumer units are to be MK electric. Cable to be Pirelli , Delta, Draka or BICC BASEC approved.</p> <p>The rates are to include for full compliance with the current edition of BS7671 The Wiring Regulations. Including all earthing, bonding and certification.</p> <p>Flush Rewiring</p>		
E401DAA01	<p>FLUSH REWIRE 1-BEDROOM FLAT</p> <p>Remove all existing wiring, accessories, consumer equipment, junction boxes, clips, surface or semi-chased in conduit and minitrunking.</p> <p>Rewire to existing supply authority meter/fuse position or to new position if ordered and as directed by CA. Supply and fit new consumer unit in position identified by CA. Rewire the dwelling completely including all new cables, minitrunking, conduit (re-use existing conduit where appropriate), pattresses, accessories and fittings. Re-connect central heating, water heaters, fans and other existing fixed appliances. Supply, fit and connect new external lighting. Provide socket and power outlets in quantities as described in the above and positions identified by the Contract Administrator. Rewire the lighting circuits, providing additional switching points and multi-way switching where necessary and as described in the above. Provide loft light and lights to walk in stores and cupboards as described in the above. Complete all earthing and equipotential bonding for full compliance with the current edition of BS7671 The Wiring Regulations. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>	OCC	1725.00

ITEM	DESCRIPTION	UNIT	RATE
E401DAA02	<p>FLUSH REWIRE 2-BEDROOM FLAT</p> <p>Remove all existing wiring, accessories, consumer equipment, junction boxes, clips, surface or semi-chased in conduit and minitrunking.</p> <p>Rewire to existing supply authority meter/fuse position or to new position if ordered and as directed by CA. Supply and fit new consumer unit in position identified by CA. Rewire the dwelling completely including all new cables, minitrunking, conduit (re-use existing conduit where appropriate), pattresses, accessories and fittings. Re-connect central heating, water heaters, fans and other existing fixed appliances. Supply, fit and connect new external lighting. Provide socket and power outlets in quantities as described in the above and positions identified by the Contract Administrator. Rewire the lighting circuits, providing additional switching points and multi-way switching where necessary and as described in the above. Provide loft light and lights to walk in stores and cupboards as described in the above. Complete all earthing and equipotential bonding for full compliance with the current edition of BS7671 The Wiring Regulations. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>	OCC	1950.00
E401DAA03	<p>FLUSH REWIRE 3-BEDROOM FLAT</p> <p>Remove all existing wiring, accessories, consumer equipment, junction boxes, clips, surface or semi-chased in conduit and minitrunking.</p> <p>Rewire to existing supply authority meter/fuse position or to new position if ordered and as directed by CA. Supply and fit new consumer unit in position identified by CA. Rewire the dwelling completely including all new cables, minitrunking, conduit (re-use existing conduit where appropriate), pattresses, accessories and fittings. Re-connect central heating, water heaters, fans and other existing fixed appliances. Supply, fit and connect new external lighting. Provide socket and power outlets in quantities as described in the above and positions identified by the Contract Administrator. Rewire the lighting circuits, providing additional switching points and multi-way switching where necessary and as described in the above. Provide loft light and lights to walk in stores and cupboards as described in the above. Complete all earthing and equipotential bonding for full compliance with the current edition of BS7671 The Wiring Regulations. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>	OCC	2325.00
E401DAA04	<p>FLUSH REWIRE 4-BEDROOM FLAT</p> <p>Remove all existing wiring, accessories, consumer equipment, junction boxes, clips, surface or semi-chased in conduit and minitrunking.</p> <p>Rewire to existing supply authority meter/fuse position or to new position if ordered and as directed by CA. Supply and fit new consumer unit in position identified by CA. Rewire the dwelling completely including all new cables, minitrunking, conduit (re-use existing conduit where appropriate), pattresses, accessories and fittings. Re-connect central heating, water heaters, fans and other existing fixed appliances. Supply, fit and connect new external lighting. Provide socket and power outlets in quantities as described in the above and positions identified by the Contract Administrator. Rewire the lighting circuits, providing additional switching points and</p>	OCC	2605.00

ITEM	DESCRIPTION	UNIT	RATE
	multi-way switching where necessary and as described in the above. Provide loft light and lights to walk in stores and cupboards as described in the above. Complete all earthing and equipotential bonding for full compliance with the current edition of BS7671 The Wiring Regulations. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.		
E401DAA05	<p>FLUSH REWIRE 1-BEDROOM BUNGALOW</p> <p>Remove all existing wiring, accessories, consumer equipment, junction boxes, clips, surface or semi-chased in conduit and minitrunking.</p> <p>Rewire to existing supply authority meter/fuse position or to new position if ordered and as directed by CA. Supply and fit new consumer unit in position identified by CA. Rewire the dwelling completely including all new cables, minitrunking, conduit (re-use existing conduit where appropriate), pattresses, accessories and fittings. Re-connect central heating, water heaters, fans and other existing fixed appliances. Supply, fit and connect new external lighting. Provide socket and power outlets in quantities as described in the above and positions identified by the Contract Administrator. Rewire the lighting circuits, providing additional switching points and multi-way switching where necessary and as described in the above. Provide loft light and lights to walk in stores and cupboards as described in the above. Complete all earthing and equipotential bonding for full compliance with the current edition of BS7671 The Wiring Regulations. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>	OCC	1670.00
E401DAA06	<p>FLUSH REWIRE 2-BEDROOM BUNGALOW</p> <p>Remove all existing wiring, accessories, consumer equipment, junction boxes, clips, surface or semi-chased in conduit and minitrunking.</p> <p>Rewire to existing supply authority meter/fuse position or to new position if ordered and as directed by CA. Supply and fit new consumer unit in position identified by CA. Rewire the dwelling completely including all new cables, minitrunking, conduit (re-use existing conduit where appropriate), pattresses, accessories and fittings. Re-connect central heating, water heaters, fans and other existing fixed appliances. Supply, fit and connect new external lighting. Provide socket and power outlets in quantities as described in the above and positions identified by the Contract Administrator. Rewire the lighting circuits, providing additional switching points and multi-way switching where necessary and as described in the above. Provide loft light and lights to walk in stores and cupboards as described in the above. Complete all earthing and equipotential bonding for full compliance with the current edition of BS7671 The Wiring Regulations. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>	OCC	1915.00
E401DAA07	<p>FLUSH REWIRE 3-BEDROOM BUNGALOW</p> <p>Remove all existing wiring, accessories, consumer equipment, junction boxes, clips, surface or semi-chased in conduit and minitrunking.</p> <p>Rewire to existing supply authority meter/fuse position or to new</p>	OCC	2195.00

ITEM	DESCRIPTION	UNIT	RATE
E401DAA08	<p>position if ordered and as directed by CA. Supply and fit new consumer unit in position identified by CA. Rewire the dwelling completely including all new cables, minitrunking, conduit (re-use existing conduit where appropriate), pattresses, accessories and fittings. Re-connect central heating, water heaters, fans and other existing fixed appliances. Supply, fit and connect new external lighting. Provide socket and power outlets in quantities as described in the above and positions identified by the Contract Administrator. Rewire the lighting circuits, providing additional switching points and multi-way switching where necessary and as described in the above. Provide loft light and lights to walk in stores and cupboards as described in the above. Complete all earthing and equipotential bonding for full compliance with the current edition of BS7671 The Wiring Regulations. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p> <p>FLUSH REWIRE 4-BEDROOM BUNGALOW</p> <p>Remove all existing wiring, accessories, consumer equipment, junction boxes, clips, surface or semi-chased in conduit and minitrunking.</p> <p>Rewire to existing supply authority meter/fuse position or to new position if ordered and as directed by CA. Supply and fit new consumer unit in position identified by CA. Rewire the dwelling completely including all new cables, minitrunking, conduit (re-use existing conduit where appropriate), pattresses, accessories and fittings. Re-connect central heating, water heaters, fans and other existing fixed appliances. Supply, fit and connect new external lighting. Provide socket and power outlets in quantities as described in the above and positions identified by the Contract Administrator. Rewire the lighting circuits, providing additional switching points and multi-way switching where necessary and as described in the above. Provide loft light and lights to walk in stores and cupboards as described in the above. Complete all earthing and equipotential bonding for full compliance with the current edition of BS7671 The Wiring Regulations. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>	OCC	2495.00
E401DAA09	<p>FLUSH REWIRE 1-BEDROOM HOUSE</p> <p>Remove all existing wiring, accessories, consumer equipment, junction boxes, clips, surface or semi-chased in conduit and minitrunking.</p> <p>Rewire to existing supply authority meter/fuse position or to new position if ordered and as directed by CA. Supply and fit new consumer unit in position identified by CA. Rewire the dwelling completely including all new cables, minitrunking, conduit (re-use existing conduit where appropriate), pattresses, accessories and fittings. Re-connect central heating, water heaters, fans and other existing fixed appliances. Supply, fit and connect new external lighting. Provide socket and power outlets in quantities as described in the above and positions identified by the Contract Administrator. Rewire the lighting circuits, providing additional switching points and multi-way switching where necessary and as described in the above. Provide loft light and lights to walk in stores and cupboards as</p>	OCC	2010.00

ITEM	DESCRIPTION	UNIT	RATE
E401DAA10	<p>described in the above. Complete all earthing and equipotential bonding for full compliance with the current edition of BS7671 The Wiring Regulations. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p> <p>FLUSH REWIRE 2-BEDROOM HOUSE</p> <p>Remove all existing wiring, accessories, consumer equipment, junction boxes, clips, surface or semi-chased in conduit and minitrunking.</p> <p>Rewire to existing supply authority meter/fuse position or to new position if ordered and as directed by CA. Supply and fit new consumer unit in position identified by CA. Rewire the dwelling completely including all new cables, minitrunking, conduit (re-use existing conduit where appropriate), pattresses, accessories and fittings. Re-connect central heating, water heaters, fans and other existing fixed appliances. Supply, fit and connect new external lighting. Provide socket and power outlets in quantities as described in the above and positions identified by the Contract Administrator. Rewire the lighting circuits, providing additional switching points and multi-way switching where necessary and as described in the above. Provide loft light and lights to walk in stores and cupboards as described in the above. Complete all earthing and equipotential bonding for full compliance with the current edition of BS7671 The Wiring Regulations. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>	OCC	2320.00
E401DAA11	<p>FLUSH REWIRE 3-BEDROOM HOUSE</p> <p>Remove all existing wiring, accessories, consumer equipment, junction boxes, clips, surface or semi-chased in conduit and minitrunking.</p> <p>Rewire to existing supply authority meter/fuse position or to new position if ordered and as directed by CA. Supply and fit new consumer unit in position identified by CA. Rewire the dwelling completely including all new cables, minitrunking, conduit (re-use existing conduit where appropriate), pattresses, accessories and fittings. Re-connect central heating, water heaters, fans and other existing fixed appliances. Supply, fit and connect new external lighting. Provide socket and power outlets in quantities as described in the above and positions identified by the Contract Administrator. Rewire the lighting circuits, providing additional switching points and multi-way switching where necessary and as described in the above. Provide loft light and lights to walk in stores and cupboards as described in the above. Complete all earthing and equipotential bonding for full compliance with the current edition of BS7671 The Wiring Regulations. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>	OCC	2680.00
E401DAA12	<p>FLUSH REWIRE 4-BEDROOM HOUSE</p> <p>Remove all existing wiring, accessories, consumer equipment, junction boxes, clips, surface or semi-chased in conduit and minitrunking.</p> <p>Rewire to existing supply authority meter/fuse position or to new position if ordered and as directed by CA. Supply and fit new</p>	OCC	3055.00

ITEM	DESCRIPTION	UNIT	RATE
	<p>consumer unit in position identified by CA. Rewire the dwelling completely including all new cables, minitrunking, conduit (re-use existing conduit where appropriate), pattresses, accessories and fittings. Re-connect central heating, water heaters, fans and other existing fixed appliances. Supply, fit and connect new external lighting. Provide socket and power outlets in quantities as described in the above and positions identified by the Contract Administrator. Rewire the lighting circuits, providing additional switching points and multi-way switching where necessary and as described in the above. Provide loft light and lights to walk in stores and cupboards as described in the above. Complete all earthing and equipotential bonding for full compliance with the current edition of BS7671 The Wiring Regulations. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p> <p>Surface Rewiring</p>		
E402DAA01	<p>SURFACE REWIRE 1-BEDROOM FLAT Remove all existing wiring, accessories, consumer equipment, junction boxes, clips, and surface or semi-chased in conduit and minitrunking that is not going to be reused.</p> <p>Rewire to existing supply authority meter/fuse position or to new position if ordered and as directed by CA. Supply and fit new consumer unit in position identified by CA. Rewire the dwelling completely including all new cables, minitrunking, conduit (re-use existing conduit where appropriate), pattresses, accessories and fittings. Re-connect central heating, water heaters, fans and other existing fixed appliances. Supply, fit and connect new external lighting. Provide socket and power outlets in quantities as described in the above and positions identified by the Contract Administrator. Rewire the lighting circuits, providing additional switching points and multi-way switching where necessary and as described in the above. Provide loft light and lights to walk in stores and cupboards as described in the above. Complete all earthing and equipotential bonding for full compliance with the current edition of BS7671 The Wiring Regulations. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>	OCC	1460.00
E402DAA02	<p>SURFACE REWIRE 2-BEDROOM FLAT Remove all existing wiring, accessories, consumer equipment, junction boxes, clips, and surface or semi-chased in conduit and minitrunking that is not going to be reused.</p> <p>Rewire to existing supply authority meter/fuse position or to new position if ordered and as directed by CA. Supply and fit new consumer unit in position identified by CA. Rewire the dwelling completely including all new cables, minitrunking, conduit (re-use existing conduit where appropriate), pattresses, accessories and fittings. Re-connect central heating, water heaters, fans and other existing fixed appliances. Supply, fit and connect new external lighting. Provide socket and power outlets in quantities as described in the above and positions identified by the Contract Administrator. Rewire the lighting circuits, providing additional switching points and multi-way switching where necessary and as described in the above. Provide loft light and lights to walk in stores and cupboards as described in the above. Complete all earthing and equipotential bonding for full compliance with the current edition of BS7671 The Wiring Regulations. Undertake electrical tests, provide certificate,</p>	OCC	1645.00

ITEM	DESCRIPTION	UNIT	RATE
	make good on completion and remove waste and debris.		
E402DAA03	<p>SURFACE REWIRE 3-BEDROOM FLAT</p> <p>Remove all existing wiring, accessories, consumer equipment, junction boxes, clips, and surface or semi-chased in conduit and minitrunking that is not going to be reused.</p> <p>Rewire to existing supply authority meter/fuse position or to new position if ordered and as directed by CA. Supply and fit new consumer unit in position identified by CA. Rewire the dwelling completely including all new cables, minitrunking, conduit (re-use existing conduit where appropriate), pattresses, accessories and fittings. Re-connect central heating, water heaters, fans and other existing fixed appliances. Supply, fit and connect new external lighting. Provide socket and power outlets in quantities as described in the above and positions identified by the Contract Administrator. Rewire the lighting circuits, providing additional switching points and multi-way switching where necessary and as described in the above. Provide loft light and lights to walk in stores and cupboards as described in the above. Complete all earthing and equipotential bonding for full compliance with the current edition of BS7671 The Wiring Regulations. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>	OCC	1965.00
E402DAA04	<p>SURFACE REWIRE 4-BEDROOM FLAT</p> <p>Remove all existing wiring, accessories, consumer equipment, junction boxes, clips, and surface or semi-chased in conduit and minitrunking that is not going to be reused.</p> <p>Rewire to existing supply authority meter/fuse position or to new position if ordered and as directed by CA. Supply and fit new consumer unit in position identified by CA. Rewire the dwelling completely including all new cables, minitrunking, conduit (re-use existing conduit where appropriate), pattresses, accessories and fittings. Re-connect central heating, water heaters, fans and other existing fixed appliances. Supply, fit and connect new external lighting. Provide socket and power outlets in quantities as described in the above and positions identified by the Contract Administrator. Rewire the lighting circuits, providing additional switching points and multi-way switching where necessary and as described in the above. Provide loft light and lights to walk in stores and cupboards as described in the above. Complete all earthing and equipotential bonding for full compliance with the current edition of BS7671 The Wiring Regulations. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>	OCC	2195.00
E402DAA05	<p>SURFACE REWIRE 1-BEDROOM BUNGALOW</p> <p>Remove all existing wiring, accessories, consumer equipment, junction boxes, clips, and surface or semi-chased in conduit and minitrunking that is not going to be reused.</p> <p>Rewire to existing supply authority meter/fuse position or to new position if ordered and as directed by CA. Supply and fit new consumer unit in position identified by CA. Rewire the dwelling completely including all new cables, minitrunking, conduit (re-use existing conduit where appropriate), pattresses, accessories and fittings. Re-connect central heating, water heaters, fans and other existing fixed appliances. Supply, fit and connect new external lighting. Provide socket and power outlets in quantities as described</p>	OCC	1385.00

ITEM	DESCRIPTION	UNIT	RATE
	in the above and positions identified by the Contract Administrator. Rewire the lighting circuits, providing additional switching points and multi-way switching where necessary and as described in the above. Provide loft light and lights to walk in stores and cupboards as described in the above. Complete all earthing and equipotential bonding for full compliance with the current edition of BS7671 The Wiring Regulations. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.		
E402DAA06	<p>SURFACE REWIRE 2-BEDROOM BUNGALOW</p> <p>Remove all existing wiring, accessories, consumer equipment, junction boxes, clips, and surface or semi-chased in conduit and minitrunking that is not going to be reused.</p> <p>Rewire to existing supply authority meter/fuse position or to new position if ordered and as directed by CA. Supply and fit new consumer unit in position identified by CA. Rewire the dwelling completely including all new cables, minitrunking, conduit (re-use existing conduit where appropriate), pattresses, accessories and fittings. Re-connect central heating, water heaters, fans and other existing fixed appliances. Supply, fit and connect new external lighting. Provide socket and power outlets in quantities as described in the above and positions identified by the Contract Administrator. Rewire the lighting circuits, providing additional switching points and multi-way switching where necessary and as described in the above. Provide loft light and lights to walk in stores and cupboards as described in the above. Complete all earthing and equipotential bonding for full compliance with the current edition of BS7671 The Wiring Regulations. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>	OCC	1585.00
E402DAA07	<p>SURFACE REWIRE 3-BEDROOM BUNGALOW</p> <p>Remove all existing wiring, accessories, consumer equipment, junction boxes, clips, and surface or semi-chased in conduit and minitrunking that is not going to be reused.</p> <p>Rewire to existing supply authority meter/fuse position or to new position if ordered and as directed by CA. Supply and fit new consumer unit in position identified by CA. Rewire the dwelling completely including all new cables, minitrunking, conduit (re-use existing conduit where appropriate), pattresses, accessories and fittings. Re-connect central heating, water heaters, fans and other existing fixed appliances. Supply, fit and connect new external lighting. Provide socket and power outlets in quantities as described in the above and positions identified by the Contract Administrator. Rewire the lighting circuits, providing additional switching points and multi-way switching where necessary and as described in the above. Provide loft light and lights to walk in stores and cupboards as described in the above. Complete all earthing and equipotential bonding for full compliance with the current edition of BS7671 The Wiring Regulations. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>	OCC	1815.00
E402DAA08	<p>SURFACE REWIRE 4-BEDROOM BUNGALOW</p> <p>Remove all existing wiring, accessories, consumer equipment, junction boxes, clips, and surface or semi-chased in conduit and minitrunking that is not going to be reused.</p> <p>Rewire to existing supply authority meter/fuse position or to new</p>	OCC	2055.00

ITEM	DESCRIPTION	UNIT	RATE
	<p>position if ordered and as directed by CA. Supply and fit new consumer unit in position identified by CA. Rewire the dwelling completely including all new cables, minitrunking, conduit (re-use existing conduit where appropriate), pattresses, accessories and fittings. Re-connect central heating, water heaters, fans and other existing fixed appliances. Supply, fit and connect new external lighting. Provide socket and power outlets in quantities as described in the above and positions identified by the Contract Administrator. Rewire the lighting circuits, providing additional switching points and multi-way switching where necessary and as described in the above. Provide loft light and lights to walk in stores and cupboards as described in the above. Complete all earthing and equipotential bonding for full compliance with the current edition of BS7671 The Wiring Regulations. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>		
E402DAA09	<p>SURFACE REWIRE 1-BEDROOM HOUSE Remove all existing wiring, accessories, consumer equipment, junction boxes, clips, and surface or semi-chased in conduit and minitrunking that is not going to be reused.</p>	OCC	1550.00
	<p>Rewire to existing supply authority meter/fuse position or to new position if ordered and as directed by CA. Supply and fit new consumer unit in position identified by CA. Rewire the dwelling completely including all new cables, minitrunking, conduit (re-use existing conduit where appropriate), pattresses, accessories and fittings. Re-connect central heating, water heaters, fans and other existing fixed appliances. Supply, fit and connect new external lighting. Provide socket and power outlets in quantities as described in the above and positions identified by the Contract Administrator. Rewire the lighting circuits, providing additional switching points and multi-way switching where necessary and as described in the above. Provide loft light and lights to walk in stores and cupboards as described in the above. Complete all earthing and equipotential bonding for full compliance with the current edition of BS7671 The Wiring Regulations. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>		
E402DAA10	<p>SURFACE REWIRE 2-BEDROOM HOUSE Remove all existing wiring, accessories, consumer equipment, junction boxes, clips, and surface or semi-chased in conduit and minitrunking that is not going to be reused.</p>	OCC	1780.00
	<p>Rewire to existing supply authority meter/fuse position or to new position if ordered and as directed by CA. Supply and fit new consumer unit in position identified by CA. Rewire the dwelling completely including all new cables, minitrunking, conduit (re-use existing conduit where appropriate), pattresses, accessories and fittings. Re-connect central heating, water heaters, fans and other existing fixed appliances. Supply, fit and connect new external lighting. Provide socket and power outlets in quantities as described in the above and positions identified by the Contract Administrator. Rewire the lighting circuits, providing additional switching points and multi-way switching where necessary and as described in the above. Provide loft light and lights to walk in stores and cupboards as described in the above. Complete all earthing and equipotential bonding for full compliance with the current edition of BS7671 The Wiring Regulations. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>		

ITEM	DESCRIPTION	UNIT	RATE
E402DAA11	<p>SURFACE REWIRE 3-BEDROOM HOUSE</p> <p>Remove all existing wiring, accessories, consumer equipment, junction boxes, clips, and surface or semi-chased in conduit and minitrunking that is not going to be reused.</p> <p>Rewire to existing supply authority meter/fuse position or to new position if ordered and as directed by CA. Supply and fit new consumer unit in position identified by CA. Rewire the dwelling completely including all new cables, minitrunking, conduit (re-use existing conduit where appropriate), pattresses, accessories and fittings. Re-connect central heating, water heaters, fans and other existing fixed appliances. Supply, fit and connect new external lighting. Provide socket and power outlets in quantities as described in the above and positions identified by the Contract Administrator. Rewire the lighting circuits, providing additional switching points and multi-way switching where necessary and as described in the above. Provide loft light and lights to walk in stores and cupboards as described in the above. Complete all earthing and equipotential bonding for full compliance with the current edition of BS7671 The Wiring Regulations. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>	OCC	2055.00
E402DAA12	<p>SURFACE REWIRE 4-BEDROOM HOUSE</p> <p>Remove all existing wiring, accessories, consumer equipment, junction boxes, clips, and surface or semi-chased in conduit and minitrunking that is not going to be reused.</p> <p>Rewire to existing supply authority meter/fuse position or to new position if ordered and as directed by CA. Supply and fit new consumer unit in position identified by CA. Rewire the dwelling completely including all new cables, minitrunking, conduit (re-use existing conduit where appropriate), pattresses, accessories and fittings. Re-connect central heating, water heaters, fans and other existing fixed appliances. Supply, fit and connect new external lighting. Provide socket and power outlets in quantities as described in the above and positions identified by the Contract Administrator. Rewire the lighting circuits, providing additional switching points and multi-way switching where necessary and as described in the above. Provide loft light and lights to walk in stores and cupboards as described in the above. Complete all earthing and equipotential bonding for full compliance with the current edition of BS7671 The Wiring Regulations. Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p> <p>Rewire Outhouses</p>	OCC	2055.00
E403DAA01	<p>REWIRE ATTACHED OUTHOUSE</p> <p>Rewire attached outhouse complete including 2.5 mm PVC insulated and sheathed twin and earth cable run not exceeding 20 m from consumer unit to double pole switch in outhouse. Include all conduit, socket outlets, fused connection unit, light switch and brick bulkhead fitting (ref NL5N). Undertake electrical tests, provide certificate, make good on completion and remove waste and debris.</p>	NO	100.00
E403DAA02	<p>REWIRE DETACHED OUTHOUSE</p> <p>Rewire detached outhouse complete including 2.5 mm PVC SWA PVC three core cable run not exceeding 20m from consumer unit to double pole switch in outhouse. Cable run to include up to 2m under</p>	NO	130.00

ITEM	DESCRIPTION	UNIT	RATE
E403DAA03	ground including excavation of any construction and reinstatement to match existing. Include all conduit, socket outlets, fused connection unit, light switch and brick bulkhead fitting (ref NL5N). Undertake electrical tests, provide certificate, make good on completion and remove waste and debris. Excavation to be measured elsewhere in the scheduled rates. INSTALL UNDERGROUND CABLE Extra over rewire detached outhouse for additional rewire underground 2.5 mm PVC SWA PVC three core cable. Excavation to be measured elsewhere in the scheduled rates.	M	3.50

ITEM	DESCRIPTION	UNIT	RATE
DISABLED ADAPTATIONS AND MINOR WORKS			
Grab Rails, Handrails and Balustrades			
DAM941041	GRAB BAR:REMOVE AND REFIX Grab Bar:Remove any type of grab bar and refix in new position to any background wall and floor including all plugging and making good.	NO	17.48
DAM943017	HANDRAIL:SUPPLY AND FIX KEE KLAMP TO WALL Handrail:Supply and fix galvanised mild steel tubular kee-klamp wall mounted handrail comprising 48mm diameter rails and brackets fixed level or to gradient to wall including all necessary plugging, make good finishes and decorate, and remove waste and debris.	LM	25.47
Balustrading			
DAM943019	BALUSTRADE:SUPPLY AND FIX KEE KLAMP Balustrade:Supply and fix galvanised mild steel tubular kee-klamp balustrade, ne 1100mm high comprising 48mm diameter horizontal rails, 48mm diameter standards at 1m centres, set mortices in mortar, make good finishes and decorate, and remove waste and debris.	LM	68.93
Plumbing Works			
Taps			
DAM952005	TAPS:INSTALL BATH LEVERS - PAIR Taps:Renew pair of taps to bath with pair of 22mm ceramic disc lever taps including turn water off/on, remove panels/studding for access and refix on completion, remove existing taps and fix new and connect to existing pipework, reinstate water supply, test on completion and make good, and remove waste and debris.	IT	130.26
DAM952007	STOP TAP:RESITE AND RENEW WITH LEVER Stop Tap:Resite position of internal stop tap including replace with lever operated stop tap, locate, turn water supply off/on, run supply pipe to convenient position for wheelchair access, install new stop tap and make all necessary connections and make good, and remove waste and debris.	IT	55.44
Showers/Bath Aids			
Shower Seat			
DAM961001	SEAT:SUPPLY AND FIX SHOWER SEAT Seat:Supply and fix proprietary shower seat including all necessary plugging and securely fixing to wall and floor as appropriate and all making good, and remove waste and debris.	NO	106.24
DAM961019	SEAT:SUPPLY AND FIX HINGED WITH LEG Seat:Supply and fix proprietary heavy duty hinged shower seat with support leg including all necessary plugging and securely fixing to wall and floor as appropriate and all making good, and remove waste and debris.	NO	284.23

ITEM	DESCRIPTION	UNIT	RATE
Electric Showers			
DAM963001	SHOWER:RENEW 8.7 KW COMPLETE Shower:Renew shower unit with 8.7 kW electric shower unit complete incorporating advanced temperature stabiliser for constant temperature control, make all fixtures to walls, make all connections to electrical and water supplies, incorporate RCD protection, MCB 45 amp, provide new service valve if not already installed, install in line scale reducer, test, provide certificate and make good all finishes on completion, and remove waste and debris.	IT	338.15
DAM963003	SHOWER:INSTALL 8.7 KW COMPLETE Shower:Supply and fix new 8.7 kW electric shower unit complete incorporating advanced temperature stabiliser for constant temperature control, make all connections to water supply including running additional pipework as necessary, provide new service valve, make electrical connections including provision of double pole switch, cable, conduit and MCB 45 amp, RCD protection, install in line scale reducer, test, provide certificate, and make good all finishes on completion, and remove waste and debris.	IT	415.32
Shower Rails and Curtains			
DAM965001	SHOWER:RENEW RAILS AND CURTAINS Shower:Renew any size and type of shower rail and curtain including remove any defective rails, fix new rails with plastic plugs and matching non ferrous screws including remove and rehang curtains, make good all finishes, and remove waste and debris.	IT	70.08
DAM965003	SHOWER:RENEW CURTAIN Shower:Renew any type of shower curtain to existing rails including remove and rehang rails as found expedient, and remove waste and debris.	IT	27.52
Windows			
Window Adaptations and Ironmongery			
DAM975001	WINDOW:RELOCATE ANY WINDOW FITTING Window:Remove and rehang in suitable position any window fitting including make good where fitting removed and touch up decorations to match existing, and remove waste and debris.	NO	7.29
DAM975003	WINDOW:REPLACE WITH EXTENDED ARM STAY Window:Remove any existing stay and supply and fix sliding stay with extended arm to suit special needs requirements including make good and touch up decorations to match existing, and remove waste and debris.	NO	25.02
Doors			
Door Adaptations and Ironmongery			
DAM980001	DOOR:SUPPLY AND FIX KICKING PLATE 300MM Door:Supply and fix 16 gauge SAA kicking plate ne 900x300mm, screw fixed to any door and remove waste and debris..	NO	56.11
DAM980003	DOOR:REPLACE KNOBSET WITH LEVER HANDLES Door:Remove any type of knobset furniture to door and replace with set of lever furniture and remove waste and debris. (per door).	IT	12.31

ITEM	DESCRIPTION	UNIT	RATE
DAM980007	DOOR:CHANGE INWARD TO OUT OPENING Door:Change operation of inward opening door to outward opening, remove and rehang door, remove and refix stops, relocate lock or latch keep and make good where butts/keep removed, redecorate to match, and remove waste and debris.	IT	40.84
DAM980009	ANGLE TRIM:FIX SAA ANGLE TRIM Angle Trim:Supply and fix proprietary SAA angle trim screw fixed to walls at external angles to provide protection to walls including make good, and remove waste and debris.	NO	21.37
Thresholds			
DAM986001	THRESHOLD:REMOVE FOR ACCESS Threshold:Remove any type of existing threshold to enable wheelchair access and make good, and remove waste and debris.	NO	10.93
DAM986003	THRESHOLD:FORM RAMP FOR WHEELCHAIR Threshold:Form ramp for wheelchair access over any type of existing threshold and make good, and remove waste and debris.	IT	24.75

ITEM	DESCRIPTION	UNIT	RATE
SPECIALIST TREATMENTS			
Fungus and Beetle Eradication and DPC Works			
Reduce Existing Ground Level in Conjunction with DPC Wall Injection			
SPT048005	GARDEN:LOWER GARDEN PRIOR TO DPC INJECTION Garden:Excavate in earth to reduce levels to 150mm below new floor level and distribute surplus earth over garden areas or remove waste and debris, all in conjunction with injected dpc wall treatment.	SM	18.79
Works to Sub-Floors due to Fungus and Beetle Eradication or DPC Works			
SPT101601	WALLS:REBUILD SLEEPER WALLS Walls:Take down unstable 113mm honeycombed sleeper walls, not exceeding 500mm high, clean off bricks and rebuild with salvaged bricks in cement mortar (1:3) including the provision of upto 20 per cent new common bricks, including bonding end into existing walls, and remove waste and debris.	LM	29.91
SPT112022	DWELLING:ROT ERADICATION SURVEY Dwelling:Undertake initial survey and report, mobilise to undertake rot eradication treatment, and provide 30 year insurance backed guarantee for rot eradication treatment, demobilise, clear away all debris on completion to approved tip.	IT	78.75
Irrigation of Walls			
SPT113001	WALL:IRRIGATE WITH FUNGICIDE Wall:Drill holes as necessary and pressure inject with approved fungicidal solution all as specified, and remove waste and debris..	SM	18.79
Floor Renewals due to Fungus/Beetle Eradication or DPC Works			
SPT301207	FLOOR:CUT BACK END ROTTED JOISTS NE 300MM Floor:Remove remnants of any joists and other timbers over 150 and ne 300mm deep from walls and brick up any pockets remaining, and remove waste and debris.	NO	9.51
Wall or Partition Renewals due to Fungus/Beetle Eradication or DPC Works			
SPT301401	LARDER:REMOVE AND REFIX INSITU LARDER Larder:Remove, set aside, store and later refix built insitu, studded larder or storage unit in conjunction with specialist treatment, reinstate entire unit including make good any damage caused whilst dismantling, and remove waste and debris..	IT	45.22
Kitchen Units and Cupboard Works due to Fungus/Beetle Eradication or DPC Works			
SPT374001	WALL:REMOVE AND REFIX BASE UNIT IN ASSOCIATION Wall:Remove, set aside, store and later refix any kitchen base unit, including worktop in conjunction with specialist treatment works, supply and fix cover mouldings and apply white silicone sealant to worktop, and remove waste and debris.	IT	18.06

ITEM	DESCRIPTION	UNIT	RATE
SPT374003	WALL:REMOVE REFIX SINK BASE UNIT IN ASSOCIATION Wall:Remove, set aside, store and later refix any sinktop and base unit in conjunction with specialist treatment works, adjust, extend pipe stubs including any new fittings, earthbond, connect, apply white silicone sealant to worktop, and remove waste and debris.	IT	27.80
SPT374005	WALL:REMOVE AND REFIX WORKTOP IN ASSOCIATION Wall:Remove, set aside and later refix any independent worktop with leg and or cleat supports including provide any new cleats, drill, plug, fix all supports and apply silicone sealant to worktop all in conjunction with specialist treatment works, and remove waste and debris.	LM	14.75
Damp Proof Treatment Plasterwork			
SPT411201	WALL:HACK OFF REPLASTER 1.0M BAND Wall:Hack off all plaster to minimum height of 1.00m above new floor level, after treatment works return and replaster ne 25mm thick with fair joint to existing plaster, all as specified and remove waste and debris.	SM	52.60
SPT411203	WALL:HACK OFF RENDER AND SKIM 1.0M BAND Wall:Hack off all plaster to minimum height of 1.00m above new floor level, after damp treatment works return, apply 2 coat waterproof render and skim ne 25mm thick with fair joint to existing plaster as specified and remove waste and debris.	SM	60.80
SPT411205	WALL:DUB OUT 25MM PRIOR REPLASTER Wall:Apply dubbing out coat ne 25mm thick prior to replastering wall, all as specified.	SM	20.34
SPT411207	WALL:HACK OFF AND APPLY RENDER Wall:Hack off any type plaster or rendered finish and apply two coat waterproof cement render, finished to receive direct fixed dry lining (dry lining not included) and remove waste and debris.	SM	39.87
SPT411209	WALL:HACK OFF AND APPLY NEW SKIM COAT Wall:Hack off degraded plaster finish coat and apply new plaster skim coat including fair joint to any existing plaster finish and remove waste and debris.	SM	10.82
Plumbing Works due to Fungus/Beetle Eradication or DPC Works			
SPT630801	WALL:REMOVE AND REFIX WASHBASIN IN ASSOCIATION Wall:Remove, set aside, store and later refix washbasin and any pedestal in conjunction with specialist treatment works, turn water off/on, disconnect and reconnect and provide new service valves if not already installed, adjust, extend pipe stubs, connect with new fittings, make good or fix new tile splashback, renew sealant, crossbond and make good all wall and floor finishes, and remove waste and debris.	IT	53.09
SPT640601	WALL:REMOVE AND REFIX WC SUITE IN ASSOCIATION Wall:Remove, set aside, store, later refix WC and cistern in conjunction with specialist treatment works. adjust, extend pipe stubs, and provide new service valve if not already installed connect with new fittings, cone and multikwick, adjust or refix wc seat, disconnect and reconnect pipework, replug wall, test and make good all wall and floor finishes, and remove waste and debris.	IT	46.91

ITEM	DESCRIPTION	UNIT	RATE
	Timber Treatment		
	Flooring Treatment		
SPT305803	FLOOR:TREAT FLOOR INSECTICIDE 10% RENEWAL Floor:Take up any type floorboards and treat with insecticide all floorboards, joists, plates, bridging and other floor timbers, on completion refix floorboards including upto 10% floorboard renewal.	SM	39.81
SPT305805	FLOOR:TREAT FLOOR PRESERVATIVE Floor:Remove any type of floorboards and treat with three full brush coats of preservative to BS 5707 Type F all floorboards, joists, plates, bridging and other floor timbers, on completion refix floorboards including over 10% floorboard renewal, and remove waste and debris..	SM	52.10
	Artex Removal		
	Removal of Artex Finishes		
SPT425021	WALL:REMOVE ARTEX FINISHES Wall:Remove artex textured coating from walls, including all making good and and remove waste and debris.	SM	7.44
SPT425003	CEILING:REMOVE ARTEX FINISH Ceiling:Remove artex textured coating from ceiling, including all making good and and remove waste and debris.	SM	9.63
	Specialist Treatments		
	Graffiti Removal - External Surfaces		
SPT435501	SURFACES :REMOVE GRAFFITI RINSE DRY Surfaces:Clean existing graffiti covered surfaces with proprietary graffiti removal or paint stripper, apply a thorough high pressure hot water rinse to remove all traces of remover or stripper, paint, debris etc., and allow to dry.	SM	12.18
SPT435511	SURFACES:APPLY ANTI-GRAFFITTI PAINT Surfaces:Apply anti-graffitti paint strictly in accordance with the manufacturers instructions to vulnerable external surfaces of brickwork, concrete and timber as directed.	SM	9.46
	Bituminous Emulsion Damp Proofing Solution – External Walls		
SPT438401	WALLS:PREPARE 2 COATS BITUMIN DAMP PROOF Walls:Brush down and prepare for and apply two coats of bituminous emulsion damp proofing solution general surfaces of walls.	SM	12.09
	Mastic Asphalt Flooring		
SPT114101	FLOORING:RENEW ASPHALT NE 1SM IN PATCH Flooring:Renew any floor screed with asphalt flooring to horizontal surfaces, ne 1.00sm including removing existing screed and clear away, renew including preparing surface and applying 19mm asphalt in 2 coats to horizontal surfaces, and remove waste and debris.	IT	98.14
SPT114103	FLOORING:RENEW ASPHALT OVER 1SM Flooring:Renew any floor screed with asphalt flooring to horizontal surfaces, over 1.00sm including removing existing screed and clear away, renew including preparing surface and applying 19mm asphalt in 2 coats to horizontal surfaces and remove waste and debris.	SM	78.36

ITEM	DESCRIPTION	UNIT	RATE
GENERAL SCAFFOLDING			
SLF240102	SCAFFOLDING UP TO 4 STOREYS Erect, maintain, dismantle and clear from site suitable tubular steel scaffolding up to and including 4 storeys for a period of two weeks. To include scaffold boards to form working platform (4 wide and toe board). The scaffold shall be measured over the face of the building where scaffolding is required, and will not include the width of working platforms at each end should two or more elevations of the building require scaffolding.	m ²	6.66
Scaffold Towers			
SLF240202	SCAFFOLD TOWER: PROVIDE NE TWO STOREYS HIGH Scaffolding: Provide, erect, maintain for a period not exceeding two weeks and dismantle on completion tubular steel tower scaffolding not exceeding two storeys high including ladders, pulley rope, wheel fixings and one lift of boards.	IT	161.42
SLF240203	SCAFFOLD TOWER: PROVIDE NE THREE STOREYS HIGH Scaffolding: Provide, erect, maintain for a period not exceeding two weeks and dismantle on completion tubular steel tower scaffolding over two storeys and not exceeding three storeys high including ladders, pulley ropes, wheel fixings and two lifts of boards.	IT	222.40
SLF240205	SCAFFOLD TOWER: PROVIDE NE FOUR STOREYS HIGH Scaffolding: Provide, erect, maintain for a period not exceeding two weeks and dismantle on completion tubular steel tower scaffolding over three storeys and not exceeding four storeys high including ladders, pulley ropes, wheel fixings and two lifts of boards.	IT	293.20
SLF240207	SCAFFOLD TOWER: MOVE POSITION Scaffolding: Move tubular steel tower scaffolding to new location as directed by CR, temporary dismantle and re-erect as necessary, any height of tower.	IT	21.60
Chimney Scaffolding			
SLF240401	SCAFFOLDING: PROVIDE TO CHIMNEY NE FROM GROUND LEVEL TWO STOREYS HIGH Scaffolding: Provide, erect, maintain for a period not exceeding two weeks and dismantle on completion scaffold and boards to form working platform around chimney stacks (4 wide and toe boards) including ladder stages for properties up to two storeys high.	IT	296.17
SLF240403	SCAFFOLDING: PROVIDE TO CHIMNEY NE FROM GROUND LEVEL THREE STOREYS HIGH Scaffolding: Provide, erect, maintain for a period not exceeding two weeks and dismantle on completion scaffold and boards to form working platform around chimney stacks (4 wide and toe boards) including ladder stages for properties up to three storeys high.	IT	412.94
SLF240405	SCAFFOLDING: PROVIDE TO CHIMNEY NE FROM GROUND LEVEL FOUR STOREYS HIGH Scaffolding: Provide, erect, maintain for a period not exceeding two weeks and dismantle on completion scaffold and boards to form working platform around chimney stacks (4 wide and toe boards) including ladder stages over 15.00m and not exceeding 20.00m high.	IT	530.00

ITEM	DESCRIPTION	UNIT	RATE
SLF240408	SCAFFOLDING: PROVIDE TO CHIMNEY OFF EXISTING FULL SCAFFOLD Scaffolding: Provide, erect, maintain for a period not exceeding two weeks and dismantle on completion scaffold and boards to form working platform around chimney stacks (4 wide and toe boards), where the contractor has already erected a full scaffolding to eaves level.	IT	150.00
SLF240409	SCAFFOLDING: PROVIDE DEBRIS NETTING Scaffolding: Provide, maintain and dispose on completion durable woven monofilaments polyethylene netting for containing falling debris. Netting secured with self-locking quick fix ties, one per square metre.	m ²	1.15
SLF240410	SCAFFOLDING: PROVIDE BRICK GUARD Scaffolding: Provide, maintain for a period not exceeding two weeks and dismantle on completion steel mesh panel brick guards to fit from hand rail to toe board.	m	2.39
Additional Scaffold Hire			
SLF240602	SCAFFOLDING: ADDITIONAL NORMAL HIRE AFTER TWO WEEKS Maintain existing scaffold per additional week.	m ²	1.43
Rubbish Chutes			
SLF240902	RUBBISH CHUTE: PROVIDE 7M HIGH Rubbish Chute: Provide, erect and maintain for a period not exceeding two weeks and dismantle on completion, flexible plastic rubbish chute fixed to scaffolding ne 7.0m high complete with siteguard panels, side entry chute as necessary.	IT	75.43

DOVER DISTRICT COUNCIL PLAY AREA & YOUTH FACILITIES MAINTENANCE CONTRACT

2020 – 2023

SPECIFICATION OF WORKS

Contract Administrator

Martin Leggatt

Head of Assets and Building Control

Environment and Corporate Assets

Dover District Council

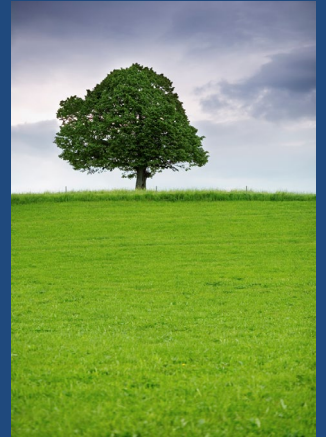
White Cliffs Business Park

Dover

CT16 3PJ

Telephone: Dover (01304) 821199

October 2019



2.0 SPECIFICATION OF WORKS

2.1 Summary of Work Covered by Contract

- Monthly or Quarterly Assessment of sites. (as programmed in 2.15, Table 1, Frequency of Assessments).
- Dover District Council will be carrying out T1 inspections this contract covers T2 and T3 inspections only
- General Equipment and Surfacing Repairs
- Emergency Equipment and Surfacing Repairs
- Occasional Equipment & Surfacing Disposal
- Report excessive evidence of litter to supervising officer.

Equipment in Play Areas, MUGA's & Skate Parks

The work shall consist of the assessing, repairing, cleansing, servicing, breakdown/response & any other routine maintenance on a monthly or quarterly basis detailed in this specification for owned facilities throughout the Dover District Council's area. The Contractor should note that his rates for assessments, inspections and repairs must include sufficient allowance to carry out the works and advising the Contract Administrator of any equipment that requires immediate attention.

Surfacing in Play Area, MUGA's & Skate Parks

The work shall consist of the assessing, repairing, cleansing & any other routine maintenance on a monthly or quarterly basis detailed in this specification for owned facilities throughout the Dover District Council's area. The work shall also consist of a Quarterly top up of sand, bark and any other loose surfacing as when and where necessary.

Emergency Equipment and Surfacing Repairs

The work shall consist of assessing and repairing or removing on an "on call emergency basis" of play area, MUGA's and/or skate park equipment that requires immediate attention to make safe and/or secure. The Contractor should note that his rates for assessments and repairs must include sufficient allowance to carry out the works and advising the Contract Administrator of the outcome by phone, followed by a written "emergency call out report" see **APPENDIX D**.

2.2 Changes in Extent of Work

The Contract Administrator may from time to time notify the Contractor of an addition or deduction to the areas serviced under the terms of the Contract. The adjustment of the annual cost to cover any such addition or omission shall be based on the schedule of costs in the Contract and be subject to the agreement of the parties to the Contract and in the event of failure to agree either party may refer the matter to arbitration in accordance with the Conditions of Contract. The Contractor shall not in any event make a claim for loss of profit in respect of omissions of up to five public play areas and youth facilities or any of the other Council facilities included in this contract.

2.3 Reporting of Performance Failures

The Contract Administrator will arrange to log all reports of complaints and oversights made to the Council whether by telephone, personal visits or otherwise. These will be passed to the Contractor's representative who will take immediate action to remedy said defect and shall inform the Contract Administrator on completion. Where the Contract Administrator considers that further or alternative action is appropriate he shall inform the Contractor's representative who shall act accordingly.

2.4 Reporting Assessments, Equipment Damage, Repairs, and Any Other Business

The Contractor shall notify the council via email (Monday to Friday) of monthly or quarterly assessments no later than two days after the initial assessment. The contractor will be encouraged to use the electronic templates for each facility in line with the example in **APPENDIX C**. All assessments that note damage and vandalism at a medium to high risk should also be reported to the Contract Administrator immediately. If these fall within the scope of this contract and are the Contractors responsibility, the Contractor will take appropriate steps to initiate the carrying out of all repairs and replacements or any other appropriate precautions to eliminate the risk and to keep the facility operational. He will inform the Contract Administrator of the steps he has taken to ensure that repairs and replacements are carried out appropriately.

The contractor will be encouraged to work with the council to investigate options for which both parties can use a highly effective system to send, save, secure and achieve assessments, emergency call outs general equipment reports.

2.5 Facilities for Contractors Works, Staff, Vehicles etc.

The Contractor should note that public facilities (i.e. toilets and hand wash basins) are limited around some sites.

2.6 Times of Assessment and Repairs

All assessments and repairs (except emergency repairs) on play areas and youth facilities are to be carried out at appropriate times of the day to consider other users of the facilities. The details of the facilities and the number of times they are assessed per annum are shown in 2.15 Table 1. The Contractor shall ensure that all facilities and equipment are assessed as specified in the Contract.

2.7 Opening and Closing of Damaged Facilities or Equipment.

All play area and youth facilities are normally open all day as shown in the Schedules of the tender documents. If the Contractor finds a facility or piece of equipment that has been damaged to such an extent that it cannot be used by the general public, he may close/isolate it, taking into account precautions to make it safe and secure and within one hour of such inform the Contract Administrator of the action that has been taken and the relevant next stages to rectify the issue.

2.8 Performance Standards

2.8.1 **Facility Assessment and Inspection Method**

a) Play Area, MUGA, Skate Park & Teenage Shelter Equipment & Surfacing

- Provide qualified (Register of Playground Inspectors International [RPII]) and experienced Playground Inspectors to undertake monthly and quarterly assessments with accurate and detailed reports for the current condition and, where appropriate, recommended actions and/or observations of the above facility equipment. Note: - Details of inspector names and membership number are required on the monthly or quarterly assessments.
- Inform the Contract Administrator of any medium to high risks as found within the assessment and take precautions to repair or isolate accordingly.
- Circulate completed assessments via email.
- Create and manage a database of completed assessments for potential referencing or freedom of information purposes.
- Minor repairs and/or servicing where appropriate should be taken into account during assessment where specialist equipment is not needed for the following:
 - Tightening loose bolts, shackles, bearings or pins. Or replace where appropriate.
 - Report to DDC excessive dirt and other substances on equipment that would affect suitable play.
 - Report to DDC excessive rubbish on floors for removal.
- Facilities will be free of any equipment to initiate assessment works on completion.

2.8.2 **Repairs**

Low Risk

- Such risks would include:
 - Loose bolts, shackles, bearings or pins.
 - Finger entrapments
 - Damaged seats
 - Surface cracks
- Evaluate equipment and risks above within the assessments and consider impact of risk if left open and monitor appropriately. The contractor will be notified by the Contract Administrator of actions should that differ to the evaluation and programme in required works accordingly as requested by the Contract Administrator.
- Facilities will be free of any contractor's equipment and materials and cleaned on completion.

Medium Risk

- Such risks would include:
 - Wearing bolts, shackles, bearings or pins.
 - Trip hazards including surface separation or severe cracking.
 - Damaged equipment with sharp edges
 - Wearing platform areas

- Damaged equipment that affects compliancy to relevant BSEN standards
- Evaluate equipment and risks above within the assessments and discuss the impact with the Contract Administrator if left open.
- If agreed to isolate area, the contractor should use appropriate fencing and signage to make the area safe and inaccessible for public use. The signage where appropriate should include an anticipated repair date.
- Photographic images before and after works and the necessary steps to complete the works should be incorporated within the emergency call out report to the Contract Administrator.
- Facilities will be free of any contractor's equipment and materials and cleaned on completion.

High Risk

- Such risks would include:
 - Broken bolts, shackles, bearings or pins.
 - Damaged/missing surfacing that exposes materials uncompliant to relevant BSEN standards
 - Broken or failing platform areas
- Evaluate equipment and risks above within the assessments and immediately isolate with appropriate fencing and signage.
- Inform the Contract Administrator of the risk and agree a suitable repair, replacement or removal programme.
- Photographic images before and after works and the necessary steps to complete the works should be incorporated within a repair completion report to the supervisory officer.
- Facilities will be free of any contractor's equipment and materials and cleaned on completion.

2.8.3 Servicing - Quarterly

a) Zip Wires

- Appropriate actions to ensure UJ head assembly is clean and free of defects.
- Appropriate actions to ensure pulley system is clean, free of defects and has appropriate tension to ensure a smooth glide.
- Precautions to temporarily isolate the equipment whilst servicing is taking place should be countered for.

b) Swings (Flat, Cradle, Basket, Tyre)

- Appropriate actions to ensure anti warp bearings are clean and free of defects.
- Precautions to temporarily isolate the equipment whilst servicing is taking place should be countered for.

c) Self-Closing Monohinge and Other Pedestrian Gates

- Appropriate actions to ensure hydraulic system are clean, free of defects

and running in accordance with BSEN 1176 for a smooth closure.

d) Surfacing

- Replace and/or top up of sand and bark levels to conform to BSEN 1176 where equipment is on show.
- Precautions to temporarily isolate the area whilst the above works are taking place should be countered for.
- All servicing works will be free of any equipment and the facility cleaned on completion.

2.8.4 **Emergency Call Outs & Repairs**

- Provide qualified and experienced repair specialists to carry out works, isolating the equipment or area with appropriate signage.
- Report back to the Contract Administrator of the repair works carried out, an emergency call out report is to be completed (**APPENDIX D**) for the equipment or area in question to ensure health and safety is maximised.
- Circulate completed assessments via email to the Contract Administrator.
- Create and manage a database of completed assessments for potential referencing or freedom of information purposes.

2.9 Safety of Operations

The Contractor will allow in his Tender for carrying out his operations generally in a safe and workmanlike manner, including the provision of warning signs and temporary fencing where applicable and must include in his Tender for the cost of this provision and all other expenses incurred in complying with the Tender documents.

2.10 Quality of Service

The Contractor is required to achieve the levels and standards as specified. The Contractor is therefore required to monitor the condition of facilities, the assessment monitoring system and the performance of his operatives to ensure that the required levels and standards are achieved within each area.

2.11 Complaints

- (a) Complaints concerning the service will be notified to the Contractor who will respond as follows:-
- (i) Complaints notified to Contractor concerning the standards and levels of the assessments or equipment faults that have not been identified by the contractor at any location shall be investigated and if valid the location shall be restored by an agreed date with the Contract Administrator.
- (b) Complaints received directly from the public by the Contractor shall be notified to the Contract Administrator and shall be dealt with as (a) above.

2.12 Statutory Requirements

It is important that Tenderers fully understand the statutory duties of the Council

because it will be incumbent upon the Contractor to carry out the services in accordance with those statutory requirements on behalf of the Council. Any penalties prescribed by law and any consequential costs resulting from the Contractor failing to carry out those statutory duties must be paid by the Contractor. Payments may be deducted from any monies due to the Contractor.

The Contractor will be expected to acquaint himself with the relevant provisions of the Health and Safety at Work Act, 1974 and all other acts and regulations that have reference to this Contract.

2.13 Routine Maintenance and Response Repairs

All replacement parts or repairs must be authorised by the Contract Administrator, or if not available, a senior representative of the council.

The Contractor will be responsible for the planning, organisation, management and implementation of routine and emergency maintenance to the play areas and youth facilities so that they remain operational at all times.

This work shall pertain to these facilities only and not to the other buildings that may potentially be on site.

The contractor shall submit a yearly lump sum, which will be paid in Quarterly instalments for this service. The contractors shall include in his price for carrying out all routine repairs which will include the submission of all parts needed. If a replacement part is needed in excess of £25.00 the Contract Administrator will raise a works order to cover the repair.

The contractor shall also undertake the following actions.

- Lubricate equipment
- Adjust equipment to conform to relevant BSEN standards
- Replace or remove equipment/or surfacing
- Realign equipment
- Carry out further investigations and monitoring
- Fault findings from assessments

It will be the contractor's responsibility to observe the on-going condition of the equipment with regards to safe and correct operation. The contractor shall inform the Contract Administrator of any specific areas where assessments, lubrication and removal/replacement of equipment exceeds normal provisions.

When the need for adjustment, repairs and replacements are identified during the course of the maintenance work/inspection, the contractor shall:

- Undertake the necessary works where it falls within their maintenance responsibilities in this contract on confirmation from the Contract Administrator.
- Notify the Contract Administrator where the necessary repair exceeds the contractors maintenance responsibility in this contract

The contractor's repair responsibilities will include the following and shall be carried out by the contractor and included within his annual maintenance rate for whatever reason, even if caused by misuse and vandalism.

The list below is not exhaustive and is intended to give the contractor a guide as to what the Council deem items that may require future repair and/or maintenance.

- a) Swings:
Surfacing, Seats, Shackles, Anti-Wrap Bearings, Chains, Chain Hangers, Centre Straps, A-Frames.
- b) Roundabouts (Traditional):
Surfacing, Seats, Floor Panels, Bearings, Grab Rails, Pole Twister Brackets.
- c) Slides (Traditional):
Surfacing, Platforms, Grab Rails, Slide Cross Bar, Platform Slide.
- d) See – Saws (Traditional):
Surfacing, Seats, Centre Panels, End Profiles, Spring Unit(s), Bearings.
- e) Zip Wires:
Surfacing, Seat, Seat Chain, Buffer Tyre, Pulley System, Main Cable, Cable Bracket, Spring Stop, Runway Platform, Cable Trolley, Cable Bearing.
- f) Spring Rockers:
Surfacing, Seat, Handgrips, Footrests, Base Unit, Spring(s), Spring Cover, Base Clamps.
- g) Nature Trail Units:
Surfacing, timber poles, stepping stones, bridge rung, suspension bridge.
- h) Pedestrian Gates:
Latches, Gate Buffers, Hydraulic Mechanisms.
- i) Play Area General:
Nuts, Bolts, Shackles, Pins, Bins, Fencing, Seating
- j) MUGA's:
Surfacing, Mesh Fence Panels, Basket Ring and Backboard, Line Markings.
- k) Skate Parks:
Surfacing, Bolts, Side Panels, Surface and Equipment Edging

The contractors repair responsibilities under this contract specifically excludes:

- Removal of waste, although the contractor is expected to report excessive

- waste to the supervising officer.
- Horticultural works including grass cutting and weed spraying.
- Plant maintenance and upkeep.

2.14 Programmed Maintenance & Developments

The Council have an extensive planned maintenance programme and it is probable that at some time within this contract a play area or youth facility will be closed to undergo refurbishment or other major work. During these closures works will be suspended and the quarterly valuation adjusted accordingly.

2.15

Table 1**Frequency of Assessments of Dover District Play Areas & Youth Facilities**

Assessments are to be carried out between 0800 and 1700 unless approved by the Contract Administrator. Contractor to organise appropriate time between these times subject to weather conditions and avoiding anticipated busy periods if possible.	Zurich Inspection (Annual)	January	February	March	April	May	June	July	August	September	October	November	December
Aycliffe Recreation Ground, Dover	June		X							X			
Colton Crescent, Whitfield, Dover	June		X							X			
Connaught Park, Dover	May		X		X			X	X	X	X		X
Cowdray Square, Deal	May			X							X		
Elms Vale Recreation Ground, Dover	June		X		X			X	X	X	X		X
Kearsney Abbey, Dover	May		X		X			X	X	X	X		X
Market Place, Aylesham	Sept						X						X
Marke Wood Recreation Ground, Deal	May	X		X	X			X	X	X		X	
North Deal Playing Fields	May	X		X	X			X	X	X		X	
Northbourne Avenue, Dover	June		X		X				X		X		X
Poulders Gardens, Sandwich	May			X							X		
Pencester Gardens, Dover	June		X		X			X	X	X	X		X
Russel Gardens, Dover	May		X		X			X	X	X	X		X
Sheridan Road, Dover	May		X							X			
The Bulwarks, Sandwich	May			X							X		
The Butts Recreation Ground, Sandwich	May	X		X	X			X	X	X		X	
Travers Road, Deal	May			X							X		
Victoria Park, Deal	June	X		X	X			X	X	X		X	
William Pitt Avenue, Deal	Oct		X		X		X		X				X
Wilson Avenue, Deal	Oct		X				X						

Appendix A



Dover District Council

Standard Preliminaries

For

External Works

2024-2025

April 2024

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GLOSSARY OF TERMS

Personnel

DDC Dover District Council

CA Contract Administrator

RLO Resident Liaison Officer

Abbreviations

UK United Kingdom

ACM Asbestos Containing Materials

BST British Summer Time

References and Related Legislation

BSI British Standards Institution – The national standards body of the United Kingdom

DBS Disclosure and Barring Service

IET Regulations for Electrical Installations

1.0 Service Provision

The Contractor is responsible for carrying out various External Works which may include, but not be limited to, DDC and/or tenant initiated external works including the provision of parking bays, paths, paving, fencing, railings, gates, recycling compounds and other associated external works.

The Contract Administrator will provide the Contractor with a number of proposed projects and the Contractor is to provide fully costed schedules for each individual project using the costs contained in Appendix C – Schedule of Rates, and Appendix D – Pricing Schedule. An individual order will be raised by the Contract Administrator for each project identified.

The Contractor shall employ competent operatives familiar with the type and nature of the installations. All works shall be in accordance with relevant legislation, good practice and the technical standards detailed in the specification.

2.0 The Site

Various locations within the Dover district area.

3.0 Site Visits

The programme of works is yet to be confirmed therefore site visits are not required during the tender period. The size and type of works will vary greatly including but not limited to small repair works to larger resurfacing projects.

4.0 Programme of Works

The project is estimated to start in May 2024 and the successful contractor is to provide a programme of works for approval, based on a list of projects to be supplied, prior to commencement.

5.0 Risk Management

DDC is conscious of the potential risks to the provision of the service and impact on residents if the service or relationship should falter or fail. These risks can be grouped under the following key headings:

- i. Service Delivery
- ii. Reputation
- iii. Financial
- iv. Health and Safety and Welfare
- v. Staffing and Resources
- vi. Regulatory or Statutory Issues
- vii. Covid-19

DDC wishes to be confident that the selected Contractor has a strong understanding of the risks that may affect DDC and its residents and that the selected Contractor will take a proactive approach to risk management throughout the term of the contract.

6.0 Inclusive Service

The Contractor's tender, except for where stated, is deemed to be fully inclusive of all costs required to undertake the Works.

The Contractor shall provide for the performance of all incidental matters which may be inferred from the Specification, according to its true intent and meaning, in order to complete the Works.

7.0 Work Not in Scope

If any work is instructed to be executed for which no tendered rate or price is contained in this contract, the value shall be based on the National Housing Federation Schedule of Rates Version 6.2 or items therein closest with the description of such work, or as may be agreed. In the case works cannot be valued under specific items in the contract the Contractor will submit a price or prices for DDC consideration.

8.0 Specified Items

As per Specification of Workmanship and Materials (Appendix B).

9.0 Co-Operating with Other Partners and Contractors

The Contractor(s) appointed is expected to co-operate fully with other Partners and or Contractors appointed by DDC. When necessary the Contractor should liaise with other parties and co-ordinate works so as to ensure limited disturbance and disruption for the residents, no additional charge will be accepted for this provision.

10.0 Workmanship & Materials

All workmanship and materials to be used in the Contract are to be the best of their respective kinds and in accordance with current British Standard or Code of Practice as applicable, whether specifically noted or not, this shall be taken to denote the minimum acceptable standard of material or workmanship.

It is a requirement that all work shall be carried out in accordance with the best possible building and installation practice and methods.

Manufactured items shall unless specified to the contrary mean manufacturer's standard products and installed in accordance with the manufacturer's instructions.

11.0 British Standards

All products, equipment, materials must comply with and installed in accordance with the current relevant British Standard or Code of Practice. Products, equipment, materials may be substituted at DDCs discretion by a product complying with a grade or category within a European Community Standard or other international standard recognised in the UK specifying equivalent requirements and assurances in respect of material, safety, reliability, fitness for purpose and, where relevant, appearance.

12.0 Electrical Works

Should it be found that electrical works will be required, it will comply with the requirements of the IEE Regulations for Electrical Installations (18th edition) BS7671:2018 and all relevant British Standard and European Standard Code of Practice.

13.0 Asbestos

DDC will provide asbestos register information prior to commencement. If the successful Contractor suspects asbestos products (ACM) exist, then the Contractor must cease works immediately and inform DDC; all in accordance with DDC's Asbestos Policy and Procedure (copy can be provided on request).

14.0 Complaints

Contractors are required to comply with the DDC's Complaints Policies and Procedures, copy can be provided on request.

15.0 Contract Management

The Contractor is to ensure that the appropriate management team is in place at all times to ensure the works are delivered efficiently and to the required standard.

The management provision will include but is not limited to attendance at meetings, potentially with other Service Providers, for the purposes of: Contractor liaison, value engineering, process mapping, performance review, progress review, planning and resident communication.

16.0 Contract Supervision

The Contractor shall provide full and adequate supervision during the progress of the contract and shall keep a competent and qualified supervisor(s), approved by DDC, (whose approval may be withdrawn at any time). The supervisor(s) must be able to receive and act upon (on behalf of the Contractor) all instructions, directions or orders issued by the DDC Representative. The Contractor shall also ensure that the qualified supervisor(s) is supplied with a mobile telephone. He must also keep residents advised when they are to be affected by works and will record all correspondence with the residents. This person is to ensure generally that the interests of the residents receive full consideration, and the Contractor shall allow for visiting residents outside of normal working hours.

17.0 Operatives

The Contractor shall only engage competent operatives for the works who hold a nationally recognised or accredited construction/trades qualification. Prior to the commencement and to be maintained during the term of the contract, the Contractor shall provide a schedule of all staff who might be engaged on the DDC service provision. This schedule will include:

- Name of each member of staff.
- Details of any relevant training or qualification for each member of staff.
- Proof of Data Barring Servicing (DBS) for staff interacting with residents.

The Contractor's operatives, including sub-contractors, will be provided with and always wear appropriate clothing/overalls for the works, including protective clothing as necessary.

DDC shall reserve the right to exclude any member of the Contractor's staff from working on/in its property on the grounds of being unqualified to maintain equipment or other reason which must be agreed with the Contractor.

Whenever additional members of staff are assigned to work, their details shall be provided by the Contractor to DDC before they perform any work.

Operatives must undertake a Risk Assessment on all works to be undertaken to ensure the health, safety and welfare of all parties.

18.0 Resident Liaison Officer

A dedicated Residents Liaison Officer (RLO) is **not required** for this contract.

19.0 DDC Surveyor

DDC will appoint a surveyor who will carry out the Clerk of Works duties, whose role is to ensure the required level of quality including:-

- To undertake inspections of completed works to ensure all works are signed off in accordance with the conditions of the contract. This may be done in conjunction with the Contractor
- To carry out pre-inspections of works with the contractor
- To check and measure works against the SOR rates and document the variations to be passed onto the DDC Contract Administrator
- To validate the programme of work before commencement
- to monitor works in progress with the contractor
- to agree any variations to the contract on site (in conjunction with the CA)
- organise and attend regular site meetings to monitor progress, quality issues, etc.

20.0 Sub-Contractors

The Contractor shall not, without the consent in writing from DDC and then only to such firm or firms to whom DDC shall not object, sub-let as piece or task work, or otherwise, or make a sub-contract for the execution of the works or any part thereof except for the supply of materials and the Contractor shall not, without like sanction, assign this contract or any part thereof.

21.0 Identification

The Contractor will supply to all working personnel, including sub-contractors, employed to deliver services on-site a form of identification card approved by DDC which will contain the following details: -

- Operative's name.
- Contractor's name, logo, address and telephone number.

All working personnel including sub-contractors are to present their ID card to the resident on each request.

All the operatives employed by the Contractor or sub-contractors shall at all times wear clean overalls, clearly and permanently bearing the Contractors logo, name, address and telephone number on them.

22.0 Working in Occupied Premises (when applicable)

Although works will be carried out in external areas, there may be exceptional occasions when work may be required to be carried out in occupied premises.

Where work is to be carried out in occupied premises, the Contractor shall give reasonable notice to the occupier of his intention to commence the work, and the work is to be carried out in a manner that will cause the minimum inconvenience and nuisance from obstruction, dust, noise etc. All necessary precautions must be taken to ensure the safety of the occupier.

No work should start or continue in any building until all practicable steps have been taken to prevent danger to persons employed or living in the building at the time, from any live electric cable or apparatus, exposed asbestos or any other hazard which is liable to be a source of danger and the Contractor shall take all necessary safety measures accordingly.

The Contractor should be aware that properties might be occupied by elderly, frail or ill residents or other vulnerable persons and should therefore take due care and consideration in the execution of the works and allow for any extra costs.

If, in exceptional circumstances, the Contractor considers that, because of the nature of the work and the nature of the resident's needs, the resident cannot remain in occupation during the Works, this must be agreed with DDC before works commence.

Where the Contractor considers it necessary for reasons of health and safety that vacant possession is necessary a request must be made to DDC.

Contractor to follow Government guidance and directives to control the spread of Corona Virus (Covid-19) and maintain social distancing. Contractor is to assess if any of the residents are part of a vulnerable group, and/or are self-isolating due to Corona Virus symptoms before work commence to renew ceilings.

23.0 Protect and Repositioning of Furniture (when applicable)

Although works will be carried out in external areas, there may be exceptional occasions when work may be required to be carried out in occupied premises.

When working in occupied premises all furniture, fittings, apparatus, carpets and the like shall be carefully moved by the Contractor as necessary to enable the execution of the works. This is to be discussed and agreed with the residents in advance of undertaking the works and recorded.

The Contractor shall properly cover such furniture, fittings, apparatus, carpets and the like with spot cloths, dust sheets and protect them and at completion of the works, replace and refit all such furniture, fittings, apparatus, carpets or the like in their original positions, to the residents' satisfaction.

Any claims for damage to any residents' property are to be settled directly between the resident(s) and the Contractor in the first instance and reported to EKH for reference only. Should the matters not be reconciled between the resident and Contractor, the resident should be directed to the Contractor's complaints procedure. The Contractor is required to provide full details to DDC for monitoring and review.

24.0 Unofficial Instruction

Should the Contractor be requested by a resident or other unofficial individual, to change, alter or modify in any way the DDC instructions, the Contractor shall forthwith refer to DDC and obtain further instructions before proceeding. No payment shall be made for work carried out other than ordered by DDC.

25.0 Working Hours

The Contractor will not be permitted to carry out works all day Sunday or Public and Bank Holidays.

Normal working hours shall be between 0800 hours and 1800 hours, Monday to Friday inclusive. The Contractor can only work on Saturdays with prior agreement with the contract Administrator.

26.0 Access Arrangements

When working, the contractor will be given partial possession of the area for the duration of the works. However, the Contract Administrator shall have at all times access to the site.

When the contractor is required to work in and around tenanted properties they shall be responsible for making arrangements directly with the resident concerned to gain access into the house.

In the event of continued access to a specific property not being possible or appointments not being kept, this shall be referred to DDC.

The Contract Administrator or their representative shall have at all times access to the Works and site or other places off-site where materials or equipment are being stored or prepared for the Works.”

27.0 Access and Lack of Access

Where access has not been obtained for any reason to premises the Contractor shall refer to DDC.

It is up to the Contractor to gain access to carry out the work. There will be no payments made for no access.

28.0 Parking Restrictions

It is brought to the Contractor's attention that restricted parking operates within Dover District Council boundary. This contract does not impart any authority to exclude the Contractor from these restrictions. Any costs, fines or penalties imposed on the Contractor while carrying out duties required under this Contract shall be borne by the Contractor.

29.0 Data Usage

All data obtained by the Contractor in the execution of their duties shall be used within the conditions of the General Data Protection Regulation. In addition, all data or information obtained as part of this contract shall be treated as confidential and shall not be shared with any third party without the express authority of the Contract Administrator.

30.0 Quality Control

The Contractor will be required to provide a consistently high quality of service using high quality standards for its management processes including accreditation to recognised Quality Management Systems and Investors in People, etc.

31.0 Payment Process

The Contractor will submit a detailed, scheduled application on completion of each order for the value of works completed. It shall be noted that the works should be post inspected and approved by the DDC Surveyor prior to the application being submitted.

Following issue of an DDC payment certificate/approval of application, the Contractor shall issue a VAT invoice to Dover District Council and payment will be made via BACS within 30 days receipt.

32.0 Elderly, Handicapped and Vulnerable Persons

Special care and consideration must be given to all the above. Such will require on site consultation and agreement in both the manner in which the work will proceed and the extent of the work that meets the specific needs of the occupiers.

33.0 Trades to Attend Upon Each Other

Allow for all trades to attend upon, cut away for and make good after each other, also allow for clearing rubbish from time to time as it accumulates, and removing from site. All waste must be either removed or neatly stored onsite at the end of each working day. Waste consignment notes must be provided by the Contractor and issued to the Contract Administrator in a timely manner. Re-cycling of waste must be maximised by the Contractor.

34.0 Completion

Upon completion, clear away all debris, surplus materials, and leave premises and site areas in a clean and tidy condition to the satisfaction of the Contract Administrator.

35.0 Handover

Upon completion, the contractor shall provide any certification/warranties/guarantees are to be supplied to the DDC Surveyor.

36.0 Code of Conduct (Onsite)

Drive carefully in and around our neighbourhoods; park considerately, not causing damage to grass verges, or causing an obstruction.

Provide adequate notice to all residents of works to be carried out, the likely timescale and the extent of disruption and/or alternative means of access/egress.

The following behaviours will not be accepted by the Contract Administrator:

- Language the resident finds abusive or offensive.
- Behaviour the resident finds rude, obstructive, unhelpful or aggressive.
- Criticising another's workmanship.
- Playing loud music.
- Using of the resident's equipment, e.g. kettle or microwave (unless offered).
- Harassment of any kind – this includes over-familiarity, sexist behaviour, derogatory or racist comments, intimidation of any kind.
- Insensitivity towards disability, vulnerability or specific needs.
- Asking questions not relevant to completing the task.
- Smoking at any time while working on site.
- Working under the influence of alcohol or drugs.
- Excessive use of mobile phone for personal reasons.
- Carelessness with sharp tools, electrical equipment or toxic substances.

- Don't trespass onto neighbouring property to complete repairs. You must first get permission from the adjoining owner or resident of that property.

On the Job: Security and Safety of the work area

- The contractor will ensure that the security of the work area is maintained.
- If, during work, the condition of the work area becomes dangerous, you must immediately inform:
 - The residents affected
 - The Contract Administrator.
- Pay particular attention to the safety of young children, the elderly and disabled. This duty of care extends to all persons likely to be affected (i.e. residents, visitors, neighbours, the general public, etc.).

On the Job: Overnight

- You must leave the work area, tidy and safe overnight.
- You must remove surplus materials and rubbish regularly, preferably daily.
- You must stack ladders away securely and clear away all tools.

37.0 Welfare facilities (when applicable)

Suitable sanitary convenience must be provided, which should be ventilated and kept clean in an orderly condition. It should have a door that can be secured from inside.

Suitable washing facilities must be provided with a supply of clean hot and cold water, soap or other suitable means of cleaning, and towels or other suitable means of drying. The room containing the washing facilities must be sufficiently ventilated and lit and kept in a clean and orderly condition.

An adequate supply of wholesome drinking water must be provided or made available; supply marked as appropriate. A suitable number of cups or other drinking vessels to be provided.

Suitable and sufficient rest rooms or rest area must be provided and be equipped with an adequate number of tables and seats with backs for the number of persons at work likely to use them at one time. Should include suitable arrangements to ensure meals can be prepared and eaten, including means for boiling water and be maintained at an appropriate temperature.

38.0 Covid-19 (Corona Virus)

During the coronavirus pandemic the health and wellbeing of the residents, the workforce, visitors to site and the local community is the number one priority. The contractor must comply with all laws and directives in place at the time of carrying out the works from Central Government imposing certain restrictions on the works in order to control the spread of the Corona Virus (Covid-19). The contractor is responsible to ensure that the site can operate safely and in accordance with Government advise, and the following guidance:

Ensuring measures are in place to enable anyone on site to abide by social distancing guidance and taking mitigating action to reduce the risk of transmission where not possible.

Ensure all site operatives have the correct PPE to reduce the spread of Covid-19.

Having clean welfare facilities and hand washing points and sanitisers across the site.

Communicating with the residents so they are aware we are working to Government guidelines. Ensuring that compliance with these rules is monitored very closely.

These rules will be updated according to any changes in Government guidance or any other relevant industry guidance.

Appendix B



Dover District Council

Specification of Workmanship and Materials

For

**External Works
2024-2025**

April 2024

SPECIFICATION OF WORKMANSHIP AND MATERIALS

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GENERAL

Applicability

- 001 This initial general section applies to all subsequent sections of this Specification of Workmanship and Materials ("**this Specification**").
- 002 This Specification is drafted as a series of instructions that the Service Provider must ensure are complied with in relation to the Works. Each instruction includes all tasks necessary to comply fully with the instruction and the Schedule of Rates item(s) to which it relates.
- 003 The Schedule of Rates payments, as adjusted by the Service Provider's tendered Rates, include for carrying out all tasks required by this Specification. No further payment is due to the Service Provider in respect of any such tasks beyond the payments provided for in the Schedule of Rates.
- 004 Specifications across a number of trades may be relevant to each Schedule of Rates item. The Service Provider must comply with all requirements of this Specification applicable to the specific type of Works to be undertaken.
- 005 References to Paragraphs and Sections in this Specification are to the applicable Paragraph and Section of this Specification.

Standards of workmanship and Materials

- 006 Carry out and complete all Works:
- in accordance with Good Industry Practice;
 - in accordance with the Client's Policies;
 - in accordance with any specific requirements for those Works in this Specification; and
 - to the satisfaction of the Client's Representative (acting reasonably).
- 007 To the extent that the standard of any Works has not been specified in this Contract, agree the relevant standard for the Works with the Client's Representative before their execution. Where particular Works or working methods are to be "Approved by" "Agreed with" or are indicated to be "subject to the Approval of" the Client's Representative, give the Client's Representative adequate notice when such Approval or Agreement is needed and retain evidence of all Approvals given, and items that have been Agreed, by the Client's Representative.
- 008 To the extent that it is necessary to design any aspect of the Works, in preparing those Designs use the reasonable skill and care to be expected of an experienced maintenance contractor that is skilled in undertaking works similar to the Works.
- 009 Maintain all existing lines and levels at all times and carry through new work to the same lines and levels unless otherwise instructed by the Client's Representative.

European and British Standards & Codes of Practice

- 010 Ensure all Works undertaken and all Materials used in those Works comply with all applicable European and British Standards and Codes of Practice that are current at the time of their use.
- 011 References in this Specification of Workmanship and Materials to any European and British Standard or Code of Practice are to be construed as references to the version current at the time the Order is undertaken.
- 012 Where a specific European and British Standard or a Code of Practice is referred to, this sets out the minimum acceptable standard of Materials or workmanship.

MATERIALS

- 013 The Client wishes to standardise the use of Materials across its Properties. This is in order to simplify parts requirements and van stock loads, to improve its repairs processes and to reduce maintenance costs. Wherever possible, match all Materials used to materials currently used in the Properties, particularly in terms of their parts requirements and repair procedures. In this Specification the Client has set out details of its current Materials to which the Service Provider is required to standardise.

- 014 Where this Specification indicates that Materials are to be "Approved by the Client's Representative", provide samples of the proposed Materials to the Client's Representative for Approval. Any Materials that comply with the functionality and compatibility (including aesthetic compatibility) requirements of this Specification may be proposed. No further Approval is required for any Materials listed in this Specification as being the Client's currently used Materials. The purpose of the Client's Representative's decision on the use and Approval of such Materials is to ensure that they meet the Client's requirements for functionality and compatibility. The decision of the Client's Representative on this is final.
- 015 Where this Specification requires Materials to be matched to existing Materials or finishes, this match is subject to the Approval of the Client's Representative.
- 016 Do not use any Prohibited Materials in carrying out the Works. Prohibited Materials are those Materials which are generally accepted or (having regard to Good Industry Practice) are reasonably suspected of:
- being harmful in themselves;
 - being harmful when used in a particular situation or in combination with other Materials;
 - becoming harmful with the passage of time; or
 - being damaged by or causing damage to the structure in which they are to be affixed.
- 017 Materials are to be regarded as harmful if, in the context of their use in the Works (whether alone or in combination with other materials) they:
- are prejudicial to health and safety;
 - may pose a threat to the structural stability or the physical integrity of any Property; or
 - could materially reduce the normal life expectancy of any part of the Property.
- 018 Use, fix and apply all Materials strictly in accordance with the manufacturer's recommendations, directions or instructions.
- 019 Participate in joint initiatives with the Client and other contractors to establish supply chain agreements.
- 020 Where appropriate suggest (economically viable) amendments to this Specification where those amendments may lead to an improvement in environmental performance or sustainability.
- 021 Provide all information the Client's Representative reasonably requests regarding the environmental impact of the supply and use of any Materials and goods the Service Provider selects for use in the Works.

EXCAVATION AND EARTHWORK

Excavation

- 001 Leave excavations for the foundations of walls and similar structures exposed until they have been inspected and Approved by the Client's Representative. Do not fill in trenches or holds or cover up the concrete until dimensions have been taken by the Client's Representative.
- 002 Refill any excessive depth to the proper level with concrete (7N/20mm) as specified in the "Concrete work" Section. Excavate the formation level to such further depth as the Client's Representative Instructs where the bottom of any excavation is found to be soft or otherwise unsound. Fill any extra depth with concrete (for which additional payment is to be made).
- 003 Any rubble, salvageable building materials and antiquities from the excavations belong to the Client.
- 004 Check in advance the location of any pipes, cables or any other services when excavations are to be carried out.

Weed killer

- 005 Use an organic weed killer Approved by the Client's Representative.

Disposal of excavated material

- 006 Cart away any surplus excavated material from the site to a tip.

Filling

- 007 Use only clean subsoil free from vegetable soil, roots and rubbish for backfilling around foundations or to make up levels.

Pumping and baling

- 008 Keep the bottom of excavations free from storm or percolating water by pumping or other means during and throughout the progress of the Works until their completion.

Supporting excavations

- 009 Support all excavations using earthwork supports to ensure the safety of Staff and the Works to the satisfaction of the Client's Representative.

Work in cold weather

- 010 Protect excavations against freezing. Do not use frozen materials for backfilling.

Hardcore

- 011 Use for hardcore only approved hard dry crushed brick or hard broken rubble stone, or limestone quarry waste, free from mud, dirt, clay, ashes, clinker, asbestos, timber or any other deleterious matter, broken to pass a 75mm diameter ring in all directions, well rolled and consolidated in 100mm layers.

Blinding

- 012 Use for blinding only sand, fine gravel, pulverised fuel ash or other fine materials that are free from dust, well rolled and consolidated.
- 013 Do not use shale either as hardcore or blinding to hardcore.
- 014 Use sufficient blinding material to fill the surface to provide a close smooth surface for hardcore.

Generally

- 015 Remove from the Property any imported filling Materials deemed unsuitable by the Client's Representative.
- 016 Keep excavations and areas to be filled free from soil and rubbish.

DEMOLITION

GENERAL

Generally

- 001 Execute all demolition Works and alterations in the most careful manner to avoid damage to the surrounding structures. Make good any damage caused.
- 002 Do not allow dangerous portions of any structure to remain standing during idle periods or overnight except where this is unavoidable. Where this is unavoidable, adequately strut and prop such portions to ensure their stability until Works recommence.
- 003 Load and cart away all materials (including debris) arising from the demolition or alterations. Do not allow these materials to accumulate. Ensure the care and protection of any Materials to be re-used.
- 004 Bear the risk of any damage in removing, re-fixing and storing old Materials that are set aside for re-fixing. Replace any damaged or defective Materials or missing parts.

Survey

- 005 Before starting the Works, examine all available information, survey the structure(s), site and surrounding area. When requested by the Client's Representative provide a survey report with a method statement covering all relevant matters listed in the Health and Safety Executive Guidance Note GS29/1.

Bench marks

- 006 Report to the Client's Representative any bench marks or other survey information found on the structure(s) to be demolished. Do not remove or destroy unless so Instructed in writing.

Existing features and adjacent works to be retained

- 007 Keep in place and adequately protect from any damage all features and adjacent work that are to be retained, as indicated on drawings provided by the Client.

UTILITIES AFFECTED BY DEMOLITION

Regulations affecting utilities

- 008 Carry out any Works affecting new or existing services in accordance with all applicable Regulatory Requirements.

Location of services

- 009 Locate and mark the positions of services affected by the Works. Arrange with the appropriate Utility Providers for the location and marking of the positions of mains services.

Disconnection of services

- 010 Before starting demolition, arrange with the appropriate Utility Provider(s) for the disconnection of services and removal of fittings and equipment unless the drawings provided by the Client state otherwise.

Disconnection of drains

- 011 Locate and disconnect all disused drains connections. Seal within the site all the connections to existing sewers to the approval of [the Utility Provider.

Drains in use

- 012 Protect drains, manholes, gullies, vent pipes and fittings still in use. Keep them free of debris at all times. Make good any damage arising from demolition. Leave them clean and in working order on completion of the demolition works.

Bypass connections

- 013 Provide bypass connections as necessary to maintain continuity of services to occupied areas of the Property and adjoining properties. Give a minimum of 72 hours notice to occupiers if shutdown is necessary during changeover.

Services which are to remain

- 014 Notify the Client's Representative, Utility Provider and Customer of any damage. Repair such damage to the satisfaction of the Client's Representative and Utility Provider.

WORKMANSHIP

Generally

- 015 Demolish structure(s) in accordance with the Health and Safety Executive Guidance Notice GS29/1,2,3, and 4.

Equipment

APPENDIX B - SPECIFICATION

016 Use suitable types and standards of cutting and demolition Equipment for the location and type of Works.

Gas or vapour risks

017 Take adequate precautions to prevent fire or explosion caused by gas or vapour.

Flammable liquids & gases

018 When removing tanks and pipes which may have contained flammable liquids or gases:

- inform the appropriate officer of the Statutory Authority and follow any advice given;
- display danger notices;
- prohibit smoking and the use of naked lights;
- use only non-ferrous tools and equipment, with an ample supply of water, to reduce the risk of sparking;
- empty tanks and dispose of their contents to ensure that none enters any drainage system or watercourse;
- clean tanks and pipes and make them inert as described elsewhere in this Specification or as Instructed by the Client's Representative.

Dust

019 Reduce dust by periodically spraying demolition Works with water. Use dust sheets and temporary screens.

Health hazards

020 Take adequate precautions to protect Staff and the public from health hazards associated with any dangerous fumes and dust arising during the Works.

021 Perform all Works in such a manner to ensure the safety of the Works and the public and so as to cause the minimum inconvenience to the public.

Adjoining properties

022 Leave adequate temporary support and protection for adjoining properties at each stage and arrange for inspection by the Client's Representative when demolishing structure(s).

023 Maintain and alter temporary supports and protection as necessary as the Works progress.

024 Demolish structure(s) causing a minimum of damage to adjoining properties. Leave no unnecessary or unstable projections.

025 Do not disturb any support to the foundations of any adjoining property unless otherwise Instructed.

026 Report to the Client's Representative any defects exposed or becoming apparent in any adjoining property.

027 Promptly repair any damage caused to any adjoining property by demolition work. Make good to ensure safety, stability, weather protection and security.

Structure(s) to be retained

028 Adequately protect all parts of existing structure(s) which are to be kept in place.

029 Cut away and strip out with care the minimum amount necessary so as to keep the amount of making good to a minimum.

030 Prevent debris from overloading any part of the structure which is not to be demolished.

Services which are to remain

031 Notify the Client's Representative and Utility Provider of any damage. Make arrangements for repair to the satisfaction of the Client's Representative and Utility Provider.

Partly demolished structure(s)

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- 032 Leave partly demolished structure(s) in a stable condition, with adequate temporary support at each stage to prevent the risk of uncontrolled collapse.
- 033 Prevent debris from overloading scaffolding platforms.
- 034 Prevent access to partly demolished structure(s) by unauthorised persons.
- 035 Leave safe whilst not working at the Property.

Dangerous openings

- 036 Illuminate all openings as necessary.

Asbestos-based materials

- 037 Where asbestos-based materials are known to be present in the structure(s) to be demolished, ensure they are removed in accordance with the Client's Policy for asbestos removal and the Health and Safety Executive's guidance for asbestos removal.

Unknown hazards

- 038 Inform the Client's Representative of any unrecorded voids, tanks, chemicals, etc. discovered during demolition works. Agree with the Client's Representative the methods for safe removal, filling, etc.

New openings

- 039 When forming new openings or altering existing openings:
- cut away existing arches, lintels or sills;
 - provide temporary strutting and supports and shoring;
 - cut away for hoist and insert new lintels, including cutting and pinning ends;
 - cut away for, and insert new sills, including cutting and pinning ends;
 - make good floors up to levels for new thresholds, sills etc., including latex levelling screed;
 - wedge and pin up to existing work and build up jambs as described;
 - extend and make good finishings to match existing as necessary;
 - remove all debris from the Property and site; and
 - retain supports until the new Works have adequate strength to support the existing structure.

Taking down

- 040 When taking down:
- provide temporary support;
 - remove all applied finishes;
 - make good finishes and match to existing as necessary;
 - make good floors up to levels with latex levelling screed; and
 - remove all debris from the Property and site.

Building up existing openings

- 041 When building up existing openings:
- build up in Materials to match existing or as described for the full thickness of the wall;
 - cut out existing thresholds, sills, arches, lintels, etc;
 - hack off finishings from jambs or reveals before building up;
 - prepare surfaces for raising, including lead core or similar damp proof course;
 - cut toothing;
 - wedge and pin up to existing work as required; and
 - extend and make good finishings to match existing as necessary.

Extending finishings

- 042 Match all extensions to finishings, plasterwork, ceilings, flooring etc., and any making good exactly to the existing finishings.

MATERIALS

APPENDIX B - SPECIFICATION

Ownership

- 043 Components and materials arising from demolition (other than any found during excavations) belong to the Service Provider. Remove them from site as the Works proceed.

Hardcore

- 044 Reuse brick, stone and concrete rubble or other hard materials arising from demolition as hardcore, subject to compliance with this Specification.

Bricks

- 045 Use whole, sound bricks arising from the Works for replacing cracked or defective bricks or filling to existing openings.

Infected Timber

- 046 Inform the Client's Representative when infected timber is encountered. Where instructed, remove timber infected by fungal/insect attack from the building in a way which will minimise the risk of infecting other parts of the building. Destroy it as soon as possible.

Commencement condition survey

- 047 Before starting the Works:
- survey the existing state of the Property to be kept in place;
 - record the magnitude and extent of all cracks, spalling, flaking and other irregularities of the fabric of the Property; and
 - agree the commencement condition survey record with the Client's Representative.

Extent of support work

- 048 Where necessary, provide support systems to those elements of the Property which are to be retained.
- 049 Submit detailed proposals including drawings and calculations for all systems to the Client's Representative for Approval, and resolve any amendments proposed.
- 050 Provide adequate and stable support systems and thereby maintain the integrity of supported structure for the period of erection to completion of dismantling support systems.

Workmanship

- 051 Carry out all work in accordance with the Order or any design brief issued with it.
- 052 Use site Staff experienced in the methods of erecting and maintaining support systems to supervise and control the Works.

Erecting support systems

- 053 Locate the positions of existing and new services which may be affected by support systems and provide any necessary temporary diversions.
- 054 Prevent excessive loadings from foundations of support systems being imposed onto foundations of structure to be kept in place.
- 055 Erect and connect support systems to structure to be kept in place. Take:
- all necessary precautions to prevent damage; and
 - due account of movement of the structure which may occur before, during and after demolition.
- 056 Promptly repair any damage caused to adjoining properties by the erection or connection of support systems. Make good to ensure safety, stability, weather protection and security.
- 057 Report to the Client's Representative any damage caused to retained features or works by the erection or

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connection of support systems. Agree the methods of repair with the Client's Representative.

- 058 Check support systems at agreed stages during erection for compliance with design proposals.

Unknown hazards

- 059 Inform the Client's Representative of any unrecorded voids, flues, services, etc., discovered during the erection of support systems. Agree with the Client's Representative methods for infill, making good, relocation of support connections, etc.

Loading support systems

- 060 Complete the erection and connection of the support systems before starting the demolition of any adjoining structures.
- 061 Inform the Client's Representative when support systems are erected and all connections are made to the structure to be kept in place. Obtain any required permissions to load systems.

Maintaining support systems

- 062 Provide safe access and safe places of work in the support systems for inspection and maintenance.
- 063 Regularly inspect and maintain support systems, making good ties, wedges, connections, corrosion protection, etc., as necessary.
- 064 Adequately protect support systems from impact by vehicles, plant and site operations. Prevent access by unauthorised persons. Leave safe when not working at the Properties and outside the Service Provider's Working Hours.

Dismantling support systems

- 065 Inform the Client's Representative when all permanent connections between the supported structure and new construction have been made. Obtain permission before disconnecting and dismantling support systems.

Making good

- 066 Repair any connection holes made in the structure kept in place, using Materials to match those existing. Repair damage caused to buildings, roads or pavements.

Site clearance

- 067 Clear away all debris, excess materials and temporary Works and leave the Property and its site in a tidy condition on completion of the Works.

EXTERNAL WORKS

MATERIALS

Hardcore

- 001 For hardcore in beds and when filling to make up levels under paving, use only good clean hard brick, cement concrete, hard tiles, stone or ballast, broken before placing to pass a 75mm ring and free from all rubbish and deleterious material.
- 002 Well consolidate hardcore to the required levels and contours with a roller, vibrating roller or mechanical punner. Take care that no damage is done to adjacent work.
- 003 Blind surfaces of hardcore with sand, ashes or other fine material Approved by the Client's Representative.

Precast concrete paving flags

- 004 Use only precast concrete paving flags of a standard and quality Approved by the Client's Representative, made
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from natural and crushed aggregate, hydraulically pressed, of uniform natural colour throughout and with a non-slip surface finish.

- 005 Lay flags true and square on cement mortar (1:3) dabs with 6mm joints, pointed up with cement and sand (1:6) mortar and cleaned off on completion.

Precast concrete edgings and kerbs

- 006 Lay precast concrete edgings and kerbs on edge with top 6mm below the finished level of the adjacent surface.

Macadam topping

- 007 Use only 19mm hot applied tarmacadam topping for re-topping. Thoroughly clean sub-surfaces by scraping, brushing or washing, and allow them to dry. Just before laying the topping, apply a tack coat of tar bitumen emulsion at the rate of 0.3 to 0.5 litres per m².

Macadam surfacing

- 008 Ensure:
- the preparation and tack coat is in accordance with Paragraph 007;
 - the base course is 20 mm dense coated macadam, having 20mm nominal stone aggregate with bitumen or tar binder; and
 - the wearing course is 6 mm medium textured macadam having 6 mm nominal crushed stone aggregate with bitumen or tar binder.

Interlocking brick/block paving

- 009 Ensure concrete block paving is of uniform colour throughout and of a size, shape and colour to match existing.
- 010 Lay block paving on a well graded sand bed vibrated to provide a thoroughly interlocked paving of even overall appearance with regular sand filled joints and accurate to line, level and profile.

Formation

- 011 Thoroughly compact the bottom of stripped or excavated areas to receive base. Remove any obstructions or soft spots and add and compact suitable additional Material to provide level or graded surfaces of equal bearing capacity.

Bases for paving

- 012 Immediately after compaction of the earth formation, lay a limestone base in a consolidated layer not exceeding 150mm thick compacted with a vibrating roller or mechanical rammer.

Concrete paving flags

- 013 Unless specified otherwise elsewhere, lay flags on a prepared stone base to match existing bonding and on a 25mm thick consolidated bed of limestone dust or approved washed sand. Use joints 5-10mm wide pointed with cement mortar (1:3) as the Works proceed. Protect completed paving until the pointed joints have set and then brush off and leave clean.

WORKMANSHIP

Macadam paving

- 014 Lay macadam paving to a standard and quality Approved by the Client's Representative.
- 015 Lay and compact macadam in restricted areas by methods that produce a compacted finish equivalent to the thickness achieved by heavy rollers.

Kerbs and edgings

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- 016 Bed kerbs and edgings on concrete and haunched half way up on the back. Form fine open joints between units.

Interlocking brick/block paving

- 017 Ensure that sub-bases are suitably accurate and to the specified gradients before laying paving.
- 018 Cut blocks/paviors neatly and accurately without spalling to give neat junctions at edge restraints and changes in bond.

FENCING AND GATES

MATERIALS

Generally

- 001 Follow any timber sizes stated in the Schedule of Rates items, in preference to those stated in any European or British Standard. Use only galvanised/shot-blasted ironmongery and fixings.
- 002 Where the Schedule of Rates refers to posts "not exceeding" a particular size in Orders and for Valuation use the Schedule of Rates item closest to actual post sizes used in the Works.
- 003 Use cement, water, aggregates and sand as defined in the "Concrete work" Section.
- 004 Note that different fencing types exist amongst the Properties in a variety of heights and with hardwood, softwood and concrete posts set in earth or concrete.

Timber gates

- 005 Construct frames with mortice and tenon joints.

Metal gates

- 006 Properly weld together metal gates and grind all welds to a smooth finish.

Pressure impregnating

- 007 Where Works are described as 'pressure impregnated with preservative' use pressure pretreated timbers for fencing and gates with a copper chrome arsenic preservative treatment Approved by the Client's Representative.
- 008 Carry out deep cutting, planing and other fabrication before treatment. Where any crosscutting or notching of the pressure impregnated timbers is necessary, liberally treat all new surfaces exposed with a preservative Approved by the Client's Representative.
- 009 Produce a certificate of treatment to cover all timbers processed.

Wood preservatives

- 010 Thoroughly clean all woodwork to be treated and ensure it is perfectly dry before application. Brush on the preservative in two coats and work it into all joints. Follow with the second coat before the first coat has dried out.

Concrete mix

- 011 Ensure all concrete used for bedding in posts is 7N/20mm as defined in the "Concrete Works" Section.

Nails and screws

- 012 Ensure nails, screws, clips, wire and other ancillaries and fixings are galvanised and as defined in the "Woodwork" Section.

WORKMANSHIP

Fence route

- 013 Clear vegetation or other obstructions along fence routes. Remove any humps and fill any hollows with compacted soil to provide a clear way, permitting unobstructed passage on both sides of the fence, approximately level or with smooth undulations.
- 014 Identify any services in the ground before excavations commence and take appropriate precautions to avoid any damage.

Fence erection

- 015 Erect fences as follows:
- with posts truly vertical and tops to line;
 - with struts uniformly angled to give maximum support;
 - with straining posts in strained wire fences located at each end, at each change in direction and at each acute change in level;
 - with struts to all straining posts in the direction of the line of the fence; and
 - with posts fixed, but if the ground is soft or a post or strut cannot be securely fixed in the manner specified, set in concrete (or additional concrete) or otherwise as Approved by the Client's Representative to make the fence secure.

Fixing posts

- 016 Fix posts as specified in BS 1722 for the type of fencing involved and in accordance with the following:
- in concrete:
 - 500mm square x 600mm deep for posts; and
 - 500 x 250mm x 500mm deep for struts;
 - using holes with vertical sides; and
 - where using:
 - concrete in holes: half fill the hole with concrete with earth above, both well rammed;
 - earth filled holes: keep the hole as small as possible consistent with refilling and compacting with earth;
or
 - driven posts: drive without damaging the posts.

Post spurs

- 017 Use metal post spurs, where Instructed by the Client's Representative.

Painting

- 018 Ensure decoration specified in the Schedule of Rates matches the existing unless Instructed otherwise.

Maintaining protective treatments

- 019 Avoid cutting on site. Make good any damaged protective coatings (e.g. galvanising) to the standard of protection given by the specified coating. Do not cut timber treated with preservative where it will be in the ground. Liberally brush-coat any cuts to treated timber with preservative.

DRAINAGE

MATERIALS

Vitrified clayware traps and gullies etc

- 001 Ensure grating, sealing plates and other metal accessories used are cast iron.

Granular beddings

- 002 Ensure granular bedding for pipes is Type 'A' granular material consisting of broken stone or gravel single size

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or graded for pipes up to and including 300mm diameter.

Bricks for manholes etc

- 003 Ensure bricks for manholes are Class B clay engineering bricks conforming to BS 3921.

Step irons

- 004 Use general purpose pattern manhole step irons.

WORKMANSHIP

Setting out

- 005 Set out all drains as Instructed by the Client's Representative and provide all profiles, etc., necessary for the execution of the Works.

Existing drains

- 006 Check the invert levels of existing drains, sewers and manholes before laying new drains. Notify the Client's Representative immediately if the declared invert levels are found to be inaccurate.
- 007 Before commencing excavation to expose existing drains, determine the exact line and level of the drain by excavating trial holes by hand. In any case carry out the final 300mm of excavation to expose the pipe by hand to ensure that adjacent lengths of pipe are not damaged by Equipment.

Excavation

- 008 Thin the bottoms of all excavations and consolidate to the correct levels. Fill unauthorised excavations below the required levels with Materials of the same composition as for drain beds. Where the bottom is insufficiently firm, excavate until, in the Client's Representative's opinion, a firm bottom is obtained. Make up the level with Materials of the same composition as for drain beds or with a layer of concrete blinding if so Instructed by the Client's Representative. Agree the particulars of such additional Works with the Client's Representative before covering up the Works, otherwise no payment is to be made for it.

Planking and strutting

- 009 Take care not to undermine the foundations of buildings. If so Instructed by the Client's Representative, plank and strut or adopt other means to protect the foundations.

Backfilling

- 010 First fill trenches for clay or cast iron rigid joint pipes to a depth of 300mm with selected fine material carefully hand packed around the pipe. Ensure no materials are tipped into the trench until the first 300mm has been completed.
- 011 Continue filling in layers not exceeding 300mm thick, well rammed and, if necessary, watered. Do not use mechanical rammers until at least 300mm of consolidated filling has been returned over the pipe.
- 012 Make good any subsidence causing damage in surfaces or to adjoining structures that occurs after backfilling.
- 013 Rectify all damage caused to pipework during backfilling.

Concrete beds, haunching and surround to drain pipes with rigid joints

- 014 Ensure beds are;
- a minimum of 150mm thick below the pipes;
 - of the widths described in this Specification or the Schedule of Rates; and
 - finished to the correct gradients.
- 015 After testing, haunch up the drains on both sides in similar concrete to half the diameter of the pipe. Where so Instructed entirely surround vertical clayware drains and other drains with concrete 150mm thick. Set all gullies, shoes, etc., on a base of similar concrete 150mm thick and the sides encased in concrete 150mm thick.

- 016 Provide flexible cleavage planes at each joint by means of 25mm thick bitumen impregnated fibreboard through the entire concrete surround.

Concrete beds and surrounds to clay and PVCu drain pipes with flexible joints

- 017 Ensure concrete beds and surround to drain pipes with flexible joints are as described in this Specification.

Granular beds and surrounds to drain pipes with flexible joints

- 018 Dig out hard obstructions and soft pockets and remove the excavated materials. Fill the resultant void with granular bedding and consolidate it. Lay 75mm concrete blinding where trenches are in made up ground, or wet conditions are encountered.
- 019 Ensure drains specified to be "bedded and surround in granular material" are laid on a bed of granular material 100mm deep (150mm deep where concrete blinding is required), spread and compacted and finished to the correct gradients and to the correct widths as Instructed by the Client's Representative. When compacted, form socket holes in the bedding material sufficient to allow the full length of pipe barrels only to rest on them.
- 020 After bedding, aligning, levelling and testing the drain pipes, place further granular bedding evenly and consecutively on each side to half way up the pipe. Then protect the pipe by a layer of similar granular bedding carefully consolidated by hand to 100mm above the top of the pipe for the full width of the trench.
- 021 Ensure backfilling for the first section of the trench is from the top of the granular bedding to 300mm above the top of the pipe with an "earth blanket" of selected fine excavated material, sieved through a fine mesh and free from hard pieces of material, building rubbish, frozen soil, tree roots, vegetable matter and any material liable to decay.
- 022 Ensure backfilling for the next 300mm is with normal excavated Materials as described under the "Backfilling" Paragraph, and carried out by hand with no mechanical ramming.
- 023 Ensure backfilling for the next 300mm after that is with normal excavated Materials as described under the "Backfilling" Paragraph, and carried out by hand and/or light mechanical ramming.

Laying drains

- 024 Lay drains in straight lines to an even gradient from point to point, each pipe being "boned in" and the whole accurately laid and butted closely together at the joints.
- 025 Set drain pipes passing through foundations so that a flexible drain joint is not more than 150mm from the face of the wall foundations or manholes with a further joint 600mm from the last joint.
- 026 Commence drains at the lowest point with sockets leading up the gradient.
- 027 Rest pipes on solid and even foundations for the full length of the barrel with hollows formed in the granular bed or ground for the sockets.
- 028 Leave trenches open for inspection by the Client's Representative until the drains have been tested and approved.

Gullies etc

- 029 Set gullies, etc., on concrete seatings, surrounded with concrete and jointed together and to pipes with gaskin and cement and sand mortar or with flexible coupling.

Brickwork in manholes

- 030 Bed brickwork in manholes in cement mortar (1:3) in an appropriate bond, built fair face with flush joints internally. Where built into manhole walls ensure pipes of 225mm diameter and over have half brick relieving arches over.

PVCu inspection chambers

- 031 Ensure PVCu inspection chambers including all fittings, covers and frames etc., have polypropylene shallow

universal chambers.

Benching

- 032 Ensure benching in bottoms of brick manholes is in fine concrete to falls of at least 45 degrees to channels finished with cement and washed sand mortar (1:2) 25mm thick, trowelled hard and smooth with all angles rounded.

Bedding and sealing covers and frames

- 033 Bed frames to manhole covers in cement mortar (1:3) and the covers in grease and sand.

CCTV inspection of drains

- 034 Carry out and record an internal inspection with CCTV equipment when Instructed to do so.
- 035 Provide all necessary equipment, including suitable covered accommodation for viewing the monitor screen, together with personnel experienced in the operation of the Equipment and interpretation of the results.
- 036 Maintain adequate intensity of illumination within the pipe(s). Provide continual position recording, still photographs and the ability to stop the movement of the camera at any point requested by the Client's Representative.
- 037 Provide a copy of the recording to the Client.
- 038 Obtain Instructions from the Client's Representative on remedying any blockages or problems which may be revealed.

Testing

- 039 Test drains and manholes for watertightness and straightness to the satisfaction and in the presence of the Client's Representative and the Sewage Utility Provider. Fill drains with water to a head of 1.5 metres and test them in sections agreed with the Client's Representative:
- after jointing;
 - after haunching or bedding and backfilling; and
 - after completion of the Works.
- 040 Provide all necessary testing apparatus and carry out any other tests required by the Client's Representative and the Sewage Utility Provider.

Clean and flush all drains

- 041 Core, clean and flush drains, gullies, manholes, etc. on completion of the Works.

CONCRETE WORK

MATERIALS

Cement

- 001 Use ordinary "Portland" cement in accordance with BS 12, delivered to the Property or site in sound condition. Store and protect it from deterioration due to moisture or other causes.
- 002 Use cement fresh in the order of its delivery to site. Remove from site any cement which has become caked or otherwise adversely affected.
- 003 Keep sufficient cement available in store to ensure that concrete work on any section can proceed without interruption.

Aggregates

- 004 For fine aggregate use only well graded coarse river sand of Grading Zones 1-3, clean natural sand or crushed

stones.

- 005 For coarse aggregate use only natural gravel, crushed gravel, or crushed stone, well graded and of the nominal sizes as specified below.
- 006 Submit samples of aggregates proposed to be used to the Client’s Representative for Approval. Ensure all subsequent deliveries conform to the Approved samples. Arrange for ample supplies to be available of both fine and coarse aggregates of the quality and colour selected.
- 007 Wash fine and coarse aggregates and store them on a hard, clean base where they will not become dirty or otherwise contaminated. Ensure when they are handled that they remain clean and well graded and keep them separate from each other until placed in the mixer.

Water

- 008 When mixing concrete use only clean and fresh water from the main that is not below 4⁰ Centigrade at the time of use.
- 009 Ensure water does not contain any matter injurious to concrete.

Rejected materials

- 010 Reject and remove immediately from the Property any Materials which have been damaged, contaminated or have deteriorated or do not comply fully with this Specification.

WORKMANSHIP

Concrete mixes

- 011 Ensure concrete mixes comply with the following:

Mix reference	Equivalent BS 5328 grade	Total dry aggregate weight for use with 50Kg of cement (Kg)	Maximum size aggregate (mm)	Slump range (mm)
7N/20mm	C7.5P	450	20	25-75
20N/20mm	C20P	300	20	25-75

Concrete mixing

- 012 Batch and mix all concrete stronger than 15N/mm² by weight; measure water by volume or weight.
- 013 Small quantities of concrete 15N/mm² and under may be batched and mixed by volume. Measure proportions into gauge boxes. Completely fill and empty boxes at each batching.
- 014 Carry out mixing in an efficient mechanical batch mixer. Mix each batch for a minimum of one and a half minutes after all the Materials are in the mixer and until the mix is an even colour and consistency throughout. Use the minimum quantity of water consistent with workability and vary it as required to suit the moisture content of the aggregate.
- 015 Ensure concrete is of such consistency as to produce a slump of not more than 50mm for footings, beds and slabs or 75mm for beams and columns by the slump cone test.
- 016 Discharge the entire contents of the mixer each time direct into the vehicle used for distributing the concrete before any further Materials are placed in the mixer.
- 017 Thoroughly clean and wash out mixing machines, mixing platforms, wheelbarrows and any other vehicles or implements used in concreting whenever their use is discontinued for longer than thirty minutes.

Transporting concrete

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- 018 Transport concrete from the place of mixing to its place of final deposit as rapidly as practicable and by a means which will prevent segregation, or loss of, or addition to the ingredients. Deposit it as near as practicable to its final position so as to avoid re-handling or discharging through chutes or troughs. Ensure all skips, vehicles or containers used for transporting the concrete are thoroughly clean.

Placing concrete

- 019 Wherever possible deposit concrete in its final position immediately after mixing. Carefully place it in position and do not tip it from a height exceeding 1.25 metres. Do not re-temper partially set concrete.
- 020 Deposit concrete in layers not exceeding 230mm thick. Thoroughly tamp it to exclude any voids. In reinforced work carefully pack it around the reinforcement and against the forms to ensure good surfaces that are free from "honeycombing". Take care not to displace the reinforcement from its correct position during concreting.

Ready mixed concrete

- 021 Use ready mixed concrete only with the written Approval of the Client's Representative. Where its use is Approved by the Client's Representative, ensure:
- ready mixed concrete is supplied from depots holding a current certificate under the Quality Scheme for Ready Mixed Concrete; and
 - the delivered concrete is at a temperature of between 7⁰ Centigrade and 30⁰ Centigrade.
- 022 Ensure the actual batched weights of cement and coarse and fine aggregate are declared on each delivery ticket from the supplier.

Construction joints

- 023 As far as possible complete each section of the Works in one operation. Where necessary to join up with Works which have been stopped, hack and rough the surface and thoroughly clean and coat it with cement slurry (1:1) before concreting is resumed.

Work in cold weather

- 024 Do not concrete when the air temperature is below 4⁰C. Bear the entire risk of concreting done below this temperature.
- 025 Take adequate precautions to protect concrete from freezing. Bear all risks of damage to concrete from frost action.
- 026 Keep a reliable maximum and minimum thermometer at the site of any concreting Works.
- 027 Pretreat water and/or aggregate where necessary to ensure a temperature of 5⁰ Centigrade in the concrete at the time of placing. Take all necessary precautions to maintain the concrete at or above this temperature until it is thoroughly hardened.
- 028 Do not use frozen materials. Ensure all Equipment, formwork, reinforcement and concrete at construction joints is free from frost.
- 029 Follow the guidance on suitable precautions at "Winter Concreting" (Cement and Concrete Association) and "Winter Building" (HMSO).

Protection and curing

- 030 Do not deposit concrete when the temperature is at or below 5⁰ Centigrade except when specially approved precautions have been taken. Properly protect all newly placed concrete during frosty weather.
- 031 Ensure that concrete is not jarred, walked on or otherwise disturbed during setting.
- 032 Keep concrete thoroughly damp for at least seven calendar days after concreting and take special precautions to prevent it drying out too quickly.
- 033 Carry out and replace any concrete damaged whilst setting.

Traffic and loading on concrete

- 034 Ensure there is no traffic over, or loading on, concrete for at least seven calendar days after placing.

Surface finishes

- 035 Place concrete so that the face is free from voids and shows a uniform distribution of aggregate and uniform texture.
- 036 Use wrot formwork where a fair finish is required to the concrete surface. After removing the formwork, remove the feathers caused by the joints in the boards. Fill any holes or honeycombing which may have formed in the surface by first drenching with water and then filling the void with cement mortar composed of cement and washed sand in the same ratio as that in the concrete mix.
- 037 Use surface lined formwork where a perfect finish is required to the concrete. Immediately after removing the forms bring the concrete to a true, smooth and even surface, free from board marks, honeycombing, etc., by rubbing down with carborundum stone dipped in cement grout.
- 038 When no specific finish is required, tamp upper surfaces to a plain or evenly ribbed finish with tolerances suitable for subsequent Works. When a floated finish is specified, close the surface to produce an even slightly coarse texture free from ridges and depressions.
- 039 Trowel concrete to receive a thin floor covering by power float or other suitable method to produce a dense very smooth surface that is visually flat and suited to the direct application of thin floor coverings. Ensure there are no Defects in the finished concrete that show through the floor.
- 040 The maximum permissible deviation from flat is 3mm from a 3.00m straight edge.

Holes, chases, fixing blocks, etc

- 041 Incorporate any conduit, pipes, fixing blocks, chases, etc., in concrete members as required. Submit full details of these to the Client's Representative for approval before the Works start. Ensure all fixing blocks, bolts, chases, holes, etc., left in the concrete are:
- of the sizes required; and
 - accurately set out and cast with the concrete or boxed out as the Works proceed.
- 042 Do not cut holes or chases in the concrete unless the Client's Representative Instructs this to be done.

Reinforcement generally

- 043 For bar reinforcement use hot rolled high tensile deformed bars or mild steel round bars.
- 044 For fabric reinforcement use hard-drawn, steelwire fabric.
- 045 Ensure all reinforcement is free from pitting due to corrosion, loose rust, mill scale, paint, oil, grease, ice or other material which may, in the Client's Representative's opinion:
- impair the bond between the concrete and the reinforcement; or
 - cause corrosion of the steel or disintegration of the concrete.

Bending reinforcement

- 046 Bend or straighten bars cold, gradually and evenly and in a manner that will not injure the Material.
- 047 Bend steel to the shape exactly as shown on the drawings. Ensure all bends have an internal radius of at least twice the diameter of the bar.

Placing reinforcement

- 048 Place reinforcement exactly as shown on drawings provided by the Client's Representative and use the correct concrete cover. Adequately support and bind the reinforcement at intersections with No. 16 BSW gauge soft pliable mild steel wire so that displacement does not occur when the concrete is deposited. Ensure the lap:
- is at least 40 times the diameter of the bar size; and
 - to the mesh is at least 450mm.

Formwork

- 049 Use any suitable Material for formwork. Ensure it is true to line and level, strong and well braced to carry the wet concrete without deformation or deflection, and with closed joints to prevent the loss of concrete. Provide holes for cleaning out rubbish where necessary.
- 050 Remove all rubbish from the interior of the forms. Clean thoroughly and wet any shuttering in contact with the concrete before that concrete is placed. Thoroughly clean all forms before re-use.
- 051 Ensure the safe removal of the whole or part of the formwork.

Precast concrete

- 052 Ensure precast concrete is of the mixes specified.
- 053 Ensure reinforcement is 25mm clear of the soffit of lintels, steps, etc. Hook the ends of bars for a distance of 38mm and crank to resist shear. Mark the tops of members at the time of casting.
- 054 Reinforce precast concrete not described as reinforced as necessary to withstand handling and temperature stresses.
- 055 Adequately cure precast concrete before it is handled and fixed in position.
- 056 Rub down the surfaces of precast concrete described as "finished fair." Neatly stop any holes, etc. Leave the surfaces perfectly smooth with no sharp arrises. Leave remaining faces rough for plastering or rendering unless stated otherwise in the relevant part of this Specification.

Bituminous damp-proof membrane

- 057 Thoroughly clean the surfaces to receive the bituminous membrane. Apply this strictly in accordance with the manufacturer's instructions.

Polythene damp-proof membrane

- 058 Use heavyweight building sheet for any polythene damp-proof membrane. Lap all joints and make them with double welt folds. Tape all in accordance with the manufacturer's instructions.
- 059 Take special care to prevent joints unsealing and to avoid puncturing the sheeting during placing operations, subsequently during the laying of the brickwork or securing fixing grounds. Remove and replace any damaged sheeting.
- 060 Seal any holes through the damp-proof membrane for services by wrapping the pipes in small sheets and using sealing tape around the pipes and main film barrier.

BRICKWORK AND BLOCKWORK

MATERIALS

Cement

- 001 Use either normal setting ordinary Portland cement, or sulphate resisting Portland cement.

Lime

- 002 Use Class B hydrated lime.

Sand

- 003 Use only natural sand, crushed stone or crushed gravel for building mortar.

Cement mortar

- 004 Ensure all cement mortar used is composed of one part cement and three parts sand. Use this in brickwork built below ground level, copings, chimneys, parapet walls and any other brickwork in severely exposed situations.
- 005 In other situations unless otherwise Instructed, use only gauged cement mortar composed of:
- one part masonry cement;
 - one part lime; and
 - six parts sand.
- 006 Ensure all mortar used is fresh and made only in quantities sufficient to meet the immediate demand. Do not revive or re-use any mortar which has been partially set.

Common bricks

- 007 Use clay common bricks.

Facing and engineering bricks

- 008 Ensure facing bricks and engineering bricks are clay and of a size, type and colour to match the existing bricks.
- 009 Where Approved by the Client's Representative, clean and reuse sound facing and engineering bricks taken down as part of repair works.

Air bricks and wall ventilators

- 010 Use unglazed clay/concrete air bricks of a colour to match the facing bricks.

Cavity wall insulation

- 011 Use batt type cavity wall insulation Approved by the Client's Representative.

Mastic compound

- 012 Use a one part gun-grade butyl rubber sealant as the mastic compound for pointing.

Wall ties

- 013 Use butterfly type wall ties of a size to suit the thickness of the wall being constructed.

Chimney pots and cowls

- 014 Use only specialised pots and cowls as Instructed and Approved by the Client's Representative.

Expansion joints

- 015 Ensure expansion joints in brickwork or blockwork comprise 12mm thick Material, pointed with a mastic compound each as Approved by the Client's Representative.

Samples of bricks and blocks

- 016 Use only common, facing and engineering bricks and lightweight concrete blocks that conform to samples that have been Approved by the Client's Representative.

Precast concrete lintols

- 017 Unless the Client's Representative Instructs otherwise, bed concrete lintols on mortar with a bearing of at least 150mm, packed on slate.

Prefabricated steel lintols

- 018 Unless the Client's Representative Instructs otherwise, bed steel lintols on mortar with a bearing of at least 150mm, packed on slate.

WORKMANSHIP

Brickwork

- 019 Except where otherwise Instructed, lay new brickwork:
- to a gauge of 34 courses to 2550mm rise; or
 - where existing brickwork is of a different gauge, to match the coursing of that brickwork.
- 020 Flush up solid horizontal and vertical joints with mortar throughout the thicknesses of the wall. Keep bed joints horizontal and quoins and perpends square and vertical. Lay bricks with single frogs with the frogs upwards.
- 021 Carry up walls in a uniform manner, with no part being raised more than 1 metre above another at one time. Rack back brickwork for jointing up (do not tooth it). Do not use bats except where required to bond.
- 022 Where the Schedule of Rates refers to "half brick thick", provide half brick thick walls in either metric or imperial sizes, as required for the Works.

Hollow walls

- 023 Construct hollow walls:
- with a cavity between the inner and outer casings;
 - bonded together with galvanised wire ties:
 - spaced at 1.00m apart horizontally and every sixth course vertically (second course vertically for blockwork); and
 - staggered with additional ties every sixth course in height at jambs of openings.
- 024 Fit ties for batt type insulated hollow walls with an adjustable plastic anchor for securing the insulation in position against the inner skin of the wall.
- 025 Keep cavities clear of mortar dropping by draw boards across the cavity. Leave access holes at the bottom of cavities and over lintels for cleaning out. Fill them in after this has been done.
- 026 Close cavities of hollow walls at cills and jambs of openings with brickwork, solid for a minimum depth of 100mm, properly bonded to the surrounding work.
- 027 Take all precautions whilst undertaking the Works not to lose the integrity of the insulation in existing cavity walls that contain loose fill insulation materials.

Weather and protection

- 028 Adequately protect bricks on site and keep them dry. Where covers are used to protect bricks, ensure that there is sufficient circulation of air to prevent condensation forming. Ensure bricks are laid dry.
- 029 Do not carry out bricklaying:
- in driving rain; or
 - when the temperature in the open is at or below 5^o Centigrade.
- 030 Use plasticisers only with the Client's Representative's Approval. Do not use antifreeze compounds.
- 031 Adequately protect new brickwork from damage by frost or excessive wet weather.

Fair face

- 032 Face surfaces of brickwork or blockwork described as "built fair face" with common bricks or blocks selected from bulk for even and unmarked faces and square undamaged arrises. Finish them with a neat flush joint as the Works proceed to match the existing brickwork. Protect them from mortar droppings and damage and ensure they are left clean on completion of the Works.

Facework

- 033 Joint facework as the Works proceed. Finish the vertical and horizontal joints with a convex jointer (bucket handle) or to match the existing framework.

- 034 Keep facings free of all mortar splashes, droppings or other blemishes and leave them perfectly clean on completion of the Works.

Damp-proof courses

- 035 Lap damp-proof courses 150mm at all joints and full width at angles and intersections.
- 036 When renewing damp-proof courses, cut out brickwork in short hit and miss lengths not exceeding 1.00m at any one time. Replace brickwork before commencing further lengths.

Bituminous and silicone waterproofing liquid

- 037 Ensure surfaces to receive the waterproofing liquid are thoroughly dry and clean.

Pointing

- 038 Match the pointing of new work to that of adjacent work, or to be flush or bucket handle pointing as Instructed by the Client's Representative.
- 039 Match pointing closely to the existing pointing in finish, colour and texture.

Work to chimneys and fires

- 040 Adequately protect the Customers' finishes, fittings and furnishings from falling debris and soot during Works to chimneys and fires. Take all necessary precautions to protect existing fire appliances from damage. Rectify any damage caused.
- 041 Ascertain whether any flueways affected by the Works serve a gas appliance. If so, immediately notify the Client's Representative of this in writing, so that appropriate safety precautions can be implemented.
- 042 Remove all debris from flueways and from behind fires and appliances on completion of the Works.

CONDITIONS OF CONTRACT

The Form of Contract in respect of Minor Refurbishment Works at 83 – 87 Folkestone Road, Dover shall be the **JCT Minor Works Building Contract 2016 Edition**

The Employer shall be:

Dover District Council, White Cliffs Business Park, Dover, Kent, CT16 3PJ

The Contractor shall be:

()

whose registered office is at:

()

The Contractor shall enter into the Contract with the Employer executed under hand.

The Recitals, Articles and Contract Particulars shall be construed in accordance with the following:

Recitals

First: The Employer wishes to have the following work carried out:

Minor refurbishment works including, but not limited to, stripping out furniture, carpets and carting away. Painting to walls, ceilings and woodwork. Kitchen worktop replacements. Laying new carpets/vinyl flooring. Making good to bathroom/kitchen units/tiling. General repairs throughout the property. Application of proprietary tanking system. Electrical testing and replacement of electric panel heaters, fire alarm system and supply. (“the Works”)

Second: the Employer has had the following documents prepared which show and describe the work to be done:

Schedule of Works

Preambles

Preliminaries

those documents together with this Agreement, the Conditions, Schedule of Amendments thereto and, if applicable, a Schedule of Rates as referred to in the Third Recital (collectively 'the Contract Documents')^[5] as defined in the Schedule of Amendments are annexed to this Agreement

Third: priced Contract Schedule of Works/Prelims

Articles

Article 1: Contractor's Obligations

The Contractor shall carry out and complete the Works in accordance with the Contract Documents

Article 2: Contract Sum

(£) ("the Contract Sum")

Article 3: Contract Administrator shall be: Keith Read (keith.read@dover.gov.uk)

of Dover District Council

or, if he ceases to be the Contract Administrator, such other person as the Employer shall nominate for that purpose

Article 4: Principal Designer

The Principal Designer for the purposes of the CDM Regulations is the Contract Administrator

or such replacement as the Employer at any time appoints to fulfil that role

Article 5: The Principal Contractor for the purposes of the CDM Regulations is the Contractor

or such replacement as the Employer at any time appoints to fulfil that role

Article 7: Applies

Article 8: Applies

Article 9: The Articles of Agreement and the Conditions shall have effect as modified by the Employer's Schedule of Amendments attached hereto

Contract Particulars

^[5] It is envisaged that in those cases where there is an applicable BIM or other communications protocol this will be included within one of the Contract Documents identified in the Second Recital

^[1] Under the CDM Regulations 2015, regardless of whether or not a project is notifiable, there is a requirement to appoint a principal designer and a principal contractor in all cases where there is more than one contractor, or if it is reasonably foreseeable that more than one contractor will be working on a project at any time. For these purposes, the term 'contractor' is broadly defined by the regulations and treats the Contractor's sub-contractors as separate contractors

2.2	Date for Completion:	To Be Confirmed Flat No2 in all properties must be completed and handed back to DDC prior to 17 th March 2024.
2.8	Liquidated Damages	at the rate of: £ 0 per week
2.10	Rectification Period: 12 (Twelve) Months	from date of practical completion
4.3	Interim payments – Interim Valuation Dates ^[17] (Unless otherwise stated, the first Interim Valuation Date is one month after the Works commencement date specified in these Particulars (against the reference to clause 2.2) and thereafter at monthly intervals)	The first Interim Valuation Date is To Be Agreed and thereafter at intervals of monthly valuations.
4.3	Payments due prior to practical completion – percentage of total value of work etc. (The percentage is 95 per cent unless a different rate is stated.)	95% Per cent ^[16]
4.3	Payments becoming due on or after practical completion – percentage of the total amount to be paid to the Contractor (The percentage is 97 ½ per cent unless different rate is stated)	97.5% Per cent ^[16]
4.3 and 4.8	Fluctuations provision (Unless another provision or entry is selected, Schedule 2 applies)	no fluctuations provision applies
4.3 and 4.8	Percentage addition for Schedule 2 (paragraph 13) if applicable	0% Per cent

^[17] The first Interim Valuation Date should not be more than one month after the Works commencement date and the intervals between Interim valuation Dates should not be more than one month.

^[16] An insertion is needed here only if the default position is not to apply. If no retention is required, insert '100' in the percentage entries for clause 4.3.

4.8.1	Supply of documentation for computation of amount to be finally certified:	thirty (30) Days from the date of practical completion
5.3.	Contractor's Public Liability Insurance:	
	injury to persons or property – the required level of cover is not less than	£ 5,000,000 For any one occurrence or series of occurrences arising out of one event
5.4A, 5.4B and 5.4C	Insurance of the Works etc - alternative provisions	Clause 5.4C (Existing structures insurance by Employer in own name)
5.4A and 5.4B	Percentage to cover professional fees (if no other percentage is stated, it shall be 15 per cent)	15%
5.4C	Insurance arrangements – details of the required policy or policies	Are set out in the following document(s)
7.2	Adjudication	The Adjudicator is: President or a Vice president of: The Royal Institution of Chartered Surveyors
	Nominating body: The Royal Institution of Chartered Surveyors	
Schedule 1 paragraph 2.1 – Arbitration	Appointer of Arbitrator (and of any replacement):	President or a Vice president of: The Royal Institution of Chartered Surveyors

Schedule of Amendments to the JCT Minor Works Building Contract 2016 Edition (Article 9)

SECTION 1 DEFINITIONS AND INTERPRETATION

Clause 1.1 Definitions

Amend the definition of “Joint Names Policy” by inserting the words “and any funder or other third party as the Employer may require” after the word “Contractor” and before the word “as”.

Insert the following new Definitions:

“Contract Documents:

- Joint Contracts Tribunal (JCT) Minor Works Building Contract 2016 edition;
 - the Employer’s Schedule of Amendments to the JCT Minor Works Building Contract 2016 edition;
 - the Contractor’s Quotation Document including:
 - Form of Quotation dated [];
 - Method Statements;
 - Pricing Schedules
- Specification/Preliminaries/ Schedule of Works

Any relevant specified correspondence between the parties”

“Environmental Laws - any law statute, statutory instrument or legislation of the European Union having effect in the United Kingdom, or circulars, guidance notes and the like issued by the United Kingdom Government or relevant regulatory agencies relating to the protection or pollution of the environment (within the meaning of the Environmental Protection Act 1990);”

“Hazardous Substances - any substances which are capable of carrying harm to man or any living organisms supported by the environment (within the meaning of the Environmental Protection Act 1990);”

“Proprietary Material - all drawings, details, plans, specifications, schedules, reports, calculations and other work, whether in written or electronic form (and any designs, ideas and concepts contained in them) prepared, conceived or developed by or on behalf of the Contractor in connection with this Contract and/or any Order;”

“TFEU – means the Treaty on the Functioning of the European Union;”

“the Treaties – means the Treaty on European Union and TFEU”

SECTION 2: CARRYING OUT THE WORKS

Contractor's obligations

Delete Clause 2.1.1 and replace with the following new clauses:

- “2.1.1A The Contractor shall fully carry out the works using all the reasonable skill, care, expedition and efficiency to be expected of a properly qualified and competent contractor who is experienced in carrying out work of a similar scope, nature and complexity and size to the works.
- 2.1.1B The Contractor shall work in a proper and workmanlike manner and fully in accordance with the Contract Administrator's instructions, any instructions of the Employer, the Contract Documents and other Statutory Requirements and shall give all notices required by the Statutory Requirements.
- 2.1.1C The Contractor shall take due account of the terms of any agreements between the Employer and third parties as are from time to time disclosed to him and shall perform his obligations under this Contract in such a manner as not to constitute, cause or contribute to any breach by the Employer of his obligations under such agreements and shall indemnify the Employer in respect of any loss and/or damage which he incurs as a result of any breach by the Contractor of this clause where such loss and/or damage arises under such agreements.
- 2.1.1D The Contractor shall not use, generate, dispose of or transport to the Works and site any Hazardous Substances otherwise than in accordance with Environmental Laws.”

Clause 2.1.2 shall be amended by inserting the following words at the end of the clause:

“To the extent that the quality of materials and goods or standards of workmanship are not prescribed nor stated to be a matter for such opinion or satisfaction, they shall be of a standard appropriate to the relevant work. For the avoidance of doubt the standards of workmanship required pursuant to this clause shall be no less than those set out in British Standard 8000 or any other standard that may be applicable.”

After clause 2.1.3 insert new clauses 2.1.4 and 2.1.5 as follows:

“Confidentiality

- 2.1.4 The Contractor shall be aware of and make it known to all employees agents or sub-contractors that all information in this Contract, or acquired in any way as a result of the performance or carrying out of the Contract is confidential to the Employer. The Contractor or the Contractor's employees or agents or sub-contractors shall not divulge any such information to any other person, other than for the purposes of the performance or carrying out of the Contract except with the written permission of the Employer. The Contractor shall neither dispose nor part with possession of any confidential information or material provided to the Contractor pursuant to this Contract or prepared by the Contractor pursuant to this Contract other than in accordance with the express written instructions of the Employer. The Contractor shall indemnify and keep indemnified the Employer against all actions, claims,

demands, proceedings, damages, costs, charges and expenses whatsoever in respect of any breach by the Contractor of this clause.

- 2.1.5 The Contractor hereby agrees that if the Contractor its employees officers sub-contractors or agents gain access in the course of the performance of this Contract or otherwise to information held by the Employer and consisting of personal data within the meaning of Section 1 of the Data Protection Act 1998, such information shall remain confidential and shall not be disclosed to any other person for any reason whatsoever without the express authority of the Employer and the Contractor hereby further agrees and undertakes to indemnify the Employer from all actions arising from any such unauthorised disclosure."

Clause 2.5.2 shall be deleted and replaced with the following new clause 2.5.2:

"Provided the Contractor has provided the written notice specified in clause 2.5.1 then it shall not be liable under this Contract if the works carried out do not comply with the Statutory Requirements, but only to the extent that the non-compliance results from the divergence between the Statutory Requirements and the Contract Documents and/or instructions that the Contractor has previously advised the Employer of in accordance with clause 2.5.1."

Amend clause 2.9 by deleting "3.9.4" at the end of the clause and inserting the words "3.9 in respect of the supply of documents and information".

Clause 2.10 shall be amended by replacing "14 days" with "28 days".

SECTION 3: CONTROL OF THE WORKS

Delete Clause 3.1 in its entirety and replace with the following clause:

- "3.1 The Employer may assign or otherwise transfer this Contract or the benefit thereof at any time without the consent of the Contractor. The Contractor hereby consents to the novation of this Contract by the Employer and agrees to enter into such documents as are required to effect such novation. The Contractor shall not assign, novate or otherwise transfer this Contract without the prior written consent of the Employer."

Delete Clause 3.2 in its entirety and replace with the following clause new clause 3.2:

- "3.2.1 The Contractor shall appoint a competent Contractor's Representative for the proper administration of this Contract.
- 3.2.2 The Contractor's Representative shall have suitable and sufficient qualifications and experience to carry out this function and shall be the representative empowered to act on behalf of the Contractor for all purposes connected with the Contract.
- 3.2.3 The Contractor's Representative shall be the person referred to in the tender documentation or such other person nominated in writing by the Contractor from time to time to act in the name of the Contractor for the purposes of the Contract.

3.2.4 From time to time the Contractor may appoint one or more representatives to act for the Contractor generally or for specified purposes or periods. Immediately any such appointment is made or terminated, the Contractor shall give written notice thereof to the Employer and until such notice is received the Employer shall be under no obligation to comply with any instruction issued by such representative.

3.2.5 Any notice, information, instruction or other communication given to the Contractor's Representative by the Employer shall be deemed to have been given to the Contractor.

Delete Clause 3.3.1 in its entirety and replace with the following clause:

"3.3.1 Except as otherwise may be provided in this Contract the Contractor shall not sub-contract the whole or any part of the Works without the prior written consent of the Employer (which the Employer may in its absolute discretion permit or withhold)."

Renumber clause 3.3.2 as clause 3.3.3 and insert the following new clause 3.3.2:

"3.3.2 In the event of the Employer agreeing to any assignment or sub-contracting such consent shall not relieve the Contractor from any liability or obligation under this Contract and the Contractor shall be responsible for the acts, defaults and negligence of any assignee or sub-contractor, his or its agents, servants or employees."

Clause 3.8 shall be amended by inserting the following sentence at the end of the clause:

"The Contractor shall then ensure that such person is immediately excluded from the site."

New Clause 3.10:

"Access to site

"3.10 The Contract Administrator or their representative shall have at all times access to the Works and site or other places off-site where materials or equipment are being stored or prepared for the Works."

SECTION 4: PAYMENT

Delete clauses 4.4.1, 4.4.2, 4.5.2 and 4.5.3 in their entirety.

Clause 4.8.1 shall be amended by replacing "28" with "30" in the first sentence.

SECTION 5: INJURY, DAMAGE AND INSURANCE

Clause 5.3.2: following the words "of one event" insert the words "with no limit to the number of events".

Insert new clause 5.8 as follows:

"5.8 The Contractor shall ensure, so far as is reasonably practicable, the health, safety and welfare at work of his employees and shall conduct his undertakings in such a way as to ensure that persons other than his employees who may be affected by his operations are not exposed to risks to their health or safety and shall in all respects

perform his duties under the Health and Safety at Work, etc Act 1974 and any Health and Safety Regulations made thereunder."

Insert new clause 5.9 as follows:

"5.9 The Contractor shall at all times reasonably prevent any public or private nuisance (including without limitation any such nuisance caused by noxious fumes, noisy working operations or the deposit of any materials or debris on the public highway) or other interference with the rights of any adjoining or neighbouring landowner, tenant or occupier or any statutory undertaker arising out of the provision of the Works or of any obligation pursuant to clause 2.10 and shall defend or, at the Employer's option, assist the Employer in defending any action or proceedings which may arise as a result of any breach by the Contractor of its obligations under this Contract."

SECTION 6: TERMINATION

Insert additional sub-clauses 6.4.1.4 and 6.4.1.5 as follows:

" . 4 fails to comply with clause 5.8 (Health and Safety), or
. 5 fails to comply with any of his obligations including all conditions contained in the Contract Documents"

Re-number clause 6.4.2 as clause 6.4.3.

Insert new clause 6.4.2 as follows:

"6.4.2.1 Where the Contractor receives notice under Clause 6.4.1 that it has failed to perform the Works in accordance with the Contract Documents, the Employer may, without prejudice to any other remedy it may have:

- (i) request from the Contractor that, at the Contractor's own expense and as specified by the Employer, it reschedules and carries out the Works in a manner satisfactory to the Employer, which may include rectifying completed Works or repeating the provision of any of the Works within such period as the Employer may specify by such written notice; and/or
- (ii) withhold or reduce payments to the Contractor, as the Employer shall reasonably deem appropriate in each particular case; and/or
- (iii) request that the Contractor pay or allow to the Employer liquidated damages at the rate stated in the Contract Particulars between the specified date for completion and the actual date of completion; and/or
- (iv) employ a third party to carry out and complete the Works.

6.4.2.2 Any expenses incurred which are in addition to the cost of the relevant part of the Works arising as a consequence of suspension of the Works or procuring a third party to do so, shall be recovered in full from the Contractor, including any administrative costs reasonably incurred by the Employer."

Delete clause 6.6 and replace with the following new clause 6.6:

“6.6 Prevention of Bribery and Corruption

“6.6.1 The Contractor warrants and undertakes to the Employer that:

- .1 it will comply with applicable laws, regulations, codes and sanctions relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010 and will not give any fee or reward the receipt of which is an offence under sub-section (2) of Section 117 of the Local Government Act 1972;
- .2 it will procure that any person who performs or has performed services for or in its behalf (“Associated Person”) in connection with this Contract complies with this clause and subject to the JCT Form of Contract to be used;
- .3 it will not enter into any agreement with any Associated Person in connection with this Contract, unless such agreement contains undertakings on the same terms as contained in this clause and subject to the JCT Form of Contract to be used;
- .4 it has and will maintain in place effective accounting procedures and internal controls necessary to record all expenditure in connection with the Contract;
- .5 from time to time at the reasonable request of the Employer it will confirm in writing that it has complied with its undertakings under clauses 6.6.1.1 to 6.6.1.4 and will provide any information reasonably requested by the Employer in support of such compliance;
- .6 it shall notify the Employer as soon as practicable of any breach of any of the undertakings contained within this clause of which it becomes aware.

6.6.2 Where the Contractor or Contractor’s employees, servants, sub-contractors, suppliers or agents or anyone acting on the Contractor’s behalf, engages in conduct prohibited by the Bribery Act 2010 or the Local Government Act 1972 section 117(2) in relation to this or any other contract with the Employer, the Employer has the right to;

- .1 terminate the Contract and recover from the Contractor the amount of any loss suffered by the Employer resulting from the termination, including the cost reasonably incurred by the Employer of making other arrangements for the provision of the Works and any additional expenditure incurred by the Employer throughout the remainder of the Contract.
- .2 recover in full from the Contractor any other loss sustained by the Employer in consequence of any breach of this clause, whether or not the Contract has been terminated.”

Delete heading of clause 6.7 and replace with new heading “Consequence of termination under clauses 6.4, 6.5 and 6.6”

Insert new Section 8 (TUPE) to the JCT Conditions of Contract as follows:

“Section 8 TUPE

- 8.1 The Contractor accepts and undertakes that when it tendered for (and entered into) this Contract it has taken into consideration the provisions of the European Acquired Rights Directive 77/187 ("Directive") and the Transfer of Undertakings (Protection of Employment) Regulations 2006 ("Regulations") and has considered the application or otherwise of those provisions to this Contract and has taken the appropriate action required under the Directive and/or the Regulations.
- 8.2 Where, in the opinion of the Employer, the Regulations are likely to apply on the termination or expiration of the Contract, the Contractor shall provide such information as the Employer may require in order to comply with the Regulations including, without limitation, such information regarding any Contractor employee who would transfer under the same terms of employment under the Regulations. Such information shall be provided to the Employer within fourteen (14) days of request or as otherwise required by the Regulations.
- 8.3 Where the award of this Contract, or any successor/replacement contract, creates rights under the Regulations, the Contractor shall indemnify the Employer against any transfer costs (including, without limitation, any claims, damages, awards, orders or payments for the Contractor's failure to comply with the Regulations)."

Insert new Section 9 (Freedom of Information) to the JCT Conditions of Contract as follows:

"Section 9 Freedom of Information

- 9.1 The Employer is subject to the Freedom of Information Act 2000 and the Environmental Information Regulations 2004 ("the Acts"). As part of the Employer's duties under the Acts, it may be required to disclose information forming part of the Contract to anyone who makes a request. The Employer has absolute discretion to apply or not to apply any exemptions under the Acts.
- 9.2 The Contractor shall assist and co-operate with the Employer (at the Contractor's expense) to enable the Employer to comply with the information disclosure requirements under the Acts and in so doing will comply with any timescale notified to it by the Employer.
- 9.3 The Contractor acknowledges that the Employer is committed to the Government's transparency agenda requiring the Employer to publish on line items of spend over £500 (five hundred pounds) including actual payments made to the Contractor, the Contractor's tender and the terms of this Contract (excluding commercially sensitive Information).
- 9.4 The Contractor acknowledges that the Employer may, acting in accordance with the Secretary of State for Constitutional Affairs Code of Practice on the discharge of public authorities functions under Part 1 of FOIA (issued under section 45 of the FOIA, November 2004) be obliged under the FOIA or the Environmental Information Regulations to disclose information;
- a) without consulting with the Contractor, or

- b) following consultation with the Contractor and having taken its views into account.”

Insert new Section 10 (Data Protection) to the JCT Conditions of Contract as follows:

“Section 10 Data Protection

The Contractor shall (and shall procure that any of its staff involved in the provision of the Works) comply with any requirements under the Data Protection Act 1998.”

Insert new Section 11 (Equal Opportunities, Unlawful Discrimination and Human Rights) to the JCT Conditions of Contract as follows:

“Section 11 Equal Opportunities, Unlawful Discrimination and Human Rights

- “11.1 The Contractor shall comply with all applicable equalities, inclusion, and diversity legislation, which shall include any law, statute, bye-law, regulation, order, regulatory policy, guidance or code of practice, rule of court or directives or requirements of any regulatory body, delegated or subordinate legislation or notice of any regulatory body (“the Equalities Provisions”) now in force or which may be in force in the future and with the Employer's equality and diversity policies as may be amended from time to time, copies of which will be provided by the Employer to the Contractor at the Contractor's written request.
- 11.2 For the avoidance of doubt, the term “Contractor” in this clause 11 shall include the Contractor’s employees, agents, representatives and sub-contractors employed in the execution of the Contract.
- 11.3 The Contractor will provide to the Employer such information as the Employer may reasonably request in respect of the impact of equality issues on the operation of the Contract.
- 11.4 If a complaint is made about the acts or omissions of the Contractor in relation to the Equality Provisions, the Contractor may be the subject of an investigation by the Employer. During the course of such an investigation the Contractor shall make all documents the Employer considers to be relevant to the investigation available and co-operate with the investigation. If any breach of the Employer’s duties under the Equalities Provisions is found to have occurred due to the acts or omissions of the Contractor, the Contractor shall indemnify the Employer in respect of any loss, damage and/or compensation, fines and costs (including but not limited to legal costs and expenses) which may be suffered by or imposed on the Employer by any court, tribunal or ombudsman.
- 11.5 If requested to do so by the Employer the Contractor shall co-operate with the Employer at the Contractor’s expense in connection with any legal proceedings, ombudsman enquiries, arbitration or Court proceedings in which the Employer may become involved arising from any breach of the Employer’s duties under the Equalities Provisions due to the alleged acts or omissions of the Contractor.
- 11.6 The Contractor shall carry out the works in a manner which is consistent with the Human Rights Act 1998 as though (for the avoidance of doubt) it is bound by the Act and in such

a way that the Employer shall not be liable to any person for a breach of its duties under the said Act and shall indemnify the Employer against any direct or indirect costs expenses damages compensation liabilities or other claims incurred or suffered by the Employer arising from or in relation to a breach or alleged breach of the said Act.

- 11.7 Failure by the Contractor to comply with the provisions of this clause 11 may lead to the termination of this Contract.”

Insert new Section 12 (Contractor’ Personnel) to the JCT Conditions of Contract as follows:

“Section 12 Contractor’s Personnel

“12.1 The Contractor shall comply with all relevant legislation relating to the Contractor’s personnel (“Personnel”), however employed, including (but not limited to) the compliance in law of the ability of the Personnel to work in the United Kingdom.

12.2 The Contractor shall employ sufficient persons to ensure that the Works are carried out in accordance with the Contract. The Personnel engaged in and about the provision of the Works shall be properly and sufficiently qualified, competent, skilled and experienced and the Contractor shall ensure that such Personnel are properly and continuously trained, sufficiently instructed and adequately supervised with regard to the provision of the Works generally and in particular:

- .1 the task or tasks such Personnel have to perform;
- .2 all relevant rules, procedures and statutory requirements concerning health and safety, including the Employer’s health and safety policy;
- .3 all other statutory requirements in connection with the Contract

and the Contractor shall indemnify the Employer against all actions, claims, demands, proceedings, damages, costs, charges and expenses whatsoever in respect of any breach by the Contractor of this clause 12.

12.3 The Employer shall be entitled to require the Contractor to remove from the performance and carrying out of the Works any of the Personnel whose behaviour is in the opinion of the Employer negligent, (should it become aware) disruptive, disturbing or likely to cause offence to the Employer or its employees and where the Employer has received a valid complaint.

12.4 The Employer shall in no circumstances be liable either to the Contractor or to any Personnel (including its sub-contractors) removed pursuant to clause 12.3 in respect of any cost, expense, liability, loss or damage occasioned by such removal and the Contractor shall fully indemnify the Employer in respect of any claim or proceedings made or brought against the Employer by such Personnel.”

Insert new Section 13 (Safeguarding) to the JCT Conditions of Contract as follows:

“Section 13 Safeguarding

13.1 The Contractor shall make arrangements during the provision of any works under this Contract to ensure that the Contractor and its Personnel comply, in all respects, with all relevant legislation and Employer policy in relation to the safeguarding of children

and vulnerable adults, which may include enhanced disclosure checking of the Personnel, undertaken through the Disclosure and Barring Service (“DBS”) and a check against the adults barred list or the children’s barred list as appropriate.

- 13.2 The Contractor shall monitor the level and validity of the checks for each of its Personnel.
- 13.3 The Contractor warrants that at all times for the purposes of this Contract, it has no reason to believe that any person who is or will be employed or engaged by the Contractor in the provision of the Works is barred from the activity in accordance with the provisions of the Safeguarding Vulnerable Groups Act 2006 and any regulations made thereunder, as amended from time to time.”

Insert new Section 14 (Asbestos) to the JCT Conditions of Contract as follows:

“Section 14 Asbestos

- 14.1 Where any works under this Contract involves the use and handling of asbestos, the Contractor shall, at all times, comply with the provisions of the Control of Asbestos Regulations 2012 and any other relevant legislation, codes of practice and guidelines in respect of asbestos.
- 14.2 Where incidental asbestos is discovered or suspected at any of the Employer’s premises or sites, the Contractor shall notify the Contract Administrator immediately. The Contract Administrator will advise the Contractor by further instruction.
- 14.3 Where no asbestos survey has been conducted, the Employer may require the Contractor to arrange a survey and provide the Employer with the results of the survey as soon as is reasonably possible.
- 14.4 In order that the Employer’s asbestos register may be updated, the Contractor shall promptly notify the Employer in writing of any new asbestos materials discovered, or any asbestos materials found to have become seriously damaged and of any asbestos materials wholly removed from the property.
- 14.5 It is a condition of this Contract that all of the Contractor’s Personnel, which shall include all of the Contractor’s employees, agents, representatives and sub-contractors engaged in the provision of the Works, are required to have undertaken asbestos awareness/identification training prior to commencing work at any of the Employer’s properties. The Contractor shall provide the Employer with written evidence of such training prior to commencing the Works and such written evidence must be held in the Contractor’s office for inspection by the Employer at all times. If it is determined that a member of the Contractor’s Personnel has not undertaken such asbestos awareness/identification training, then that person shall be removed from the provision of the Works immediately.
- 14.6 The Contractor shall indemnify the Employer against any expense, liability, loss, claim or proceedings etc., in respect of personal injury to any person whomsoever and the contraction of any industrial disease as a result of exposure to asbestos during the course of the work within this Contract will be deemed to be covered by that condition.”

Insert new Section 15 (Additional Employer's Requirements) to the JCT Conditions of Contract as follows:

“Section 15 Additional Employer's Requirements

“15.1 In the event of any inconsistencies or any ambiguity between the Articles of Agreement, Conditions and this Schedule of Amendments, the Parties agree that the Schedule of Amendments shall take precedence over the Articles of Agreement and Conditions whilst the Articles of Agreement shall take precedent over the Conditions.

15.2 The Contractor shall ensure that it has policies or codes of conduct in relation to:

- equality and diversity policies
- sustainability
- information security rules
- whistleblowing and/or confidential reporting policies.

15.3 The Contractor shall keep and maintain until 6 years after the Contract has been completed, or as long a period as may be agreed between the Parties, full and accurate records of the agreement including:

- (a) the works provided under it;
- (b) all expenditure reimbursed by the Employer;
- (c) all payments made by the Employer

and the Contractor shall on request afford the Employer or the Employer's representatives with such access to those records as may be required in connection with this Contract.

15.4 The Contractor shall co-operate fully with any enquiry or investigation made by the Employer's internal or external auditors, or any other quality or performance inspectors, that in any way concerns this Contract or any sums claimed or charged in relation to this Contract. The Employer may use information given by the Contractor in connection with this Contract to prevent and detect fraud and money-laundering; it may also share this information, for the same purpose, with other organizations that handle public funds. The Contractor shall take all necessary action to prevent money laundering. Where the Employer deems that the Contractor has been involved in money laundering it will take whatever measures appropriate to prevent this and report such action to the relevant authorities. The discovery of fraud and/or money laundering shall be grounds for termination of the Contractor's employment.

15.5 The Contractor shall comply with any Employer policies affecting the Contract and shall if requested provide the Employer with any relevant information required in connection with any legal inquiry, arbitration or court proceedings in which the Employer may become involved or any relevant disciplinary hearing internal to the Employer and shall give evidence in such inquiries or proceedings or hearings arising out of the Contract. The Contractor shall co-operate fully with the Commissioner for Local Administration in England (the Local Government Ombudsman) in any investigation by him of any complaint relating to the Contract and in enquiries by any of the Employer's Committees. From time to time, the Employer may require the Contractor to provide reports to, or be involved in discussions with, elected members.

The Contractor shall comply with the Employer's reasonable requirements and shall not be entitled to any additional payment in respect thereof save to the extent such costs are incurred as a result of a default on the part of the Employer.

- 15.6 The Contractor shall, upon becoming aware of anything in connection with the Contract that is likely to give rise to legal inquiry or litigation, forthwith notify the Contract Administrator, giving such details as are available.
- 15.7 The Contractor shall deal with any complaints about its performance of the Contract, received from whatever source, in a prompt, courteous and efficient manner. The Contractor shall set up an internal process for dealing with complaints and shall keep a written record of all complaints received and of the action taken in relation to such complaints. The Contractor shall inform the Contract Administrator in writing of all complaints received and of all steps taken, and shall permit its record of complaints to be inspected by the Contract Administrator (or any other person nominated by him) at all reasonable times on reasonable notice.
- 15.8 The Contractor and its Personnel shall not speak to the press or broadcasting media about any matters connected with the Contract without the prior written consent of the Contract Administrator. If the Contractor intends to advertise its provision of the Works to the Employer, it shall obtain approval of the Employer before doing so as to the content of such advertisement.
- 15.9 The Contractor should note that it is of the utmost importance that their employees and sub contract employees carry with them at all times their company's identification card to produce when challenged by the Employer's staff or council residents.
- 15.10 Where under the Contract any sum of money shall be recoverable from or payable by the Contractor, the same may be deducted from any sum item due or which at any time thereafter may become due to the Contractor under the Contract or under any other similar construction contract with the Employer.
- 15.11 The Contractor shall be deemed to have obtained information on all matters affecting the execution of the works. No claim arising from errors or omissions will be considered.
- 15.12 The Contractor shall comply with all Standing Orders of the Employer in so far as they are applicable to the execution of the Works. It is the responsibility of the Contractor to determine the nature and extent of such Standing Orders for lack of knowledge will not constitute grounds for non-compliance. A copy will be available for inspection on request.
- 15.13 The Contractor shall comply with all statutory requirements to be observed and performed in connection with the Contract and shall indemnify the Employer against all actions, claims, demands, proceedings, damages, costs, charges and expenses whatsoever in respect of any breach by the Contractor of this clause 15.

***[Bonds and Guarantees**

Insert new Section 16 to the JCT Conditions of Contract as follows:

- “16.1 At the exclusive discretion of the Employer, when the Contractor is a subsidiary of another company it shall procure that its ultimate holding company (or, at the Employer’s complete discretion, such other company within the Contractor’s group as the Employer shall require) shall provide a parent company guarantee in favour of the Employer in respect of the Contractor’s obligations under the Contract executed as a deed in the form set out in Appendix 1. The guarantee must be in place before the Contract commences.
- 16.2 At the exclusive discretion of the Employer, where the Contractor does not have a parent company or where the parent company is not approved by the Employer, the Contractor shall enter into a contract guarantee bond, in the form set out in Appendix 2, by which they shall be jointly and severally bound to the Employer in a sum equivalent to [10%] of the [total contract value/annual price] conditioned for the due fulfilment of the terms and conditions of the Contract. The surety shall be either an insurance company or bank whose registered office is situated in England. The bondsman is to be approved by the Employer. The bond must be in place before the Contract commences.”]

A36 FACILITIES/ TEMPORARY WORK/ SERVICES

GENERALLY

110 SPOIL HEAPS, TEMPORARY WORKS AND SERVICES

- Location: Give notice and details of intended siting.
- Maintenance: Alter, adapt and move as necessary. Remove when no longer required and make good.

220 SITE ACCOMMODATION

- Existing rooms within the properties may be used as temporary site accommodation and storage for the duration of the works.
- Pay all charges for rates that may be levied on temporary site premises erected for the purpose of contract works.

260 SANITARY ACCOMMODATION

- Requirement: Provide sanitary accommodation for the Employer/ Purchaser, and other members of the consultant team, either separate or shared with the Contractor's supervisory staff. Maintain in clean condition and provide all consumables.

TEMPORARY WORKS

310 ROADS

- Permanent roads, hard standings and footpaths on the site: The following may be used, subject to clause A34/520:
 - Details: Permanent roads, footpaths and hard standings may be used for access only.

311 SCAFFOLDING AND PLANT

- The Contractor is to provide the whole of the necessary plant, scaffolding, tackle, cartage and labour necessary for the prompt and efficient execution of the works and remove same at the completion of the works.
- Scaffolding shall comply during its use, erection and dismantling with the provision of the Health and Safety at Work Act 1974 and

shall be carried out in accordance with Dover District Council Code of Practice for Scaffolding

- The Contractor is to provide screens or fans as necessary for the protection of his operatives, or third parties (staff, tenants, general public, etc) as applicable.

312 TEMPORARY FENCE(S), HOARDING(S), SCREEN(S) ETC

- Provide, construct and maintain to the satisfaction of the CA all temporary fencing, hoardings, fans, planked footways, staging, guard rails, barriers, gantries and the like as may be necessary for the proper execution of the works and make them safe and suitable in every respect to carry all plant required for the work or providing access and to secure adequate protection of the public and for meeting the requirements of the CA.

340 NAME BOARDS/ ADVERTISEMENTS

- General: Obtain approval, including statutory consents, and provide a temporary name board displaying:
 - Title of project: Demolition of 11, 14 & 15 Bench Street, Dover.
 - Name of Employer: Dover District Council.
 - Names of Contractor: Main Contractor.
 - Special requirements: None.

SERVICES AND FACILITIES

410 LIGHTING AND POWER

- The Contractor must make all arrangements for supply and separate metering of electricity for the works and pay all costs F

430 WATER

- The Contractor must make all arrangements for supply and metering of water for the works and pay all costs. F

440 MOBILE TELEPHONES

- Direct communication: As soon as practicable after the start on site:
 - provide the Contractor's person in charge with a mobile telephone. F
 - pay all charges reasonably incurred. F

540 METER READINGS

- Charges for service supplies: Where to be apportioned ensure that: F
 - Meter readings are taken by relevant authority at possession and/ or completion as appropriate.
 - Copies of readings are supplied to interested parties.

A40 CONTRACTOR'S GENERAL COST ITEMS: MANAGEMENT AND STAFF**110 MANAGEMENT AND STAFF**

- The Contractor is to make due allowance for all managements and staff charges F
TR

A41 CONTRACTOR'S GENERAL COST ITEMS: SITE ACCOMMODATION**110 SITE ACCOMMODATION**

- Details: Site accommodation required or made/ not made available by the Employer: See section A36. F

A42 CONTRACTOR'S GENERAL COST ITEMS: SERVICES AND FACILITIES**115 POWER AND LIGHTING FOR THE WORKS**

- Provide all temporary lighting and electric power including a 3-phase supply; required for all the works (his own and sub-contractors) and for installing all temporary wiring, fittings, meters, etc., defraying the cost of all current consumed and paying all fees chargeable in connection therewith and clear away on completion. F
- The Contractor's attention is drawn to the special requirements for watching, lighting, temporary barriers, etc., when conducting works in highways and public footpaths.

130 FUELS

- (Excluding fuels for testing and commissioning). The Contractor is to allow for the supply of fuel for the works. F

140 WATER

- The Contractor is to make his own arrangements for the supply of water for the building works from the nearest available points and must provide all temporary piping, fittings, tanks, etc., that he may require and pay the water undertakings charges and must include herewith for the full cost thereof and clear away upon completion. F

160 SAFETY, HEALTH AND WELFARE

- See clause A34/210.
- Provide for all costs incurred in complying with all Health, Safety and Welfare Legislation appertaining to all workpeople employed on the site, whether in the main contractors employ or Sub-Contractors. Such accommodation as the Contractor is required to supply shall be cleared away on completion and the area made good. F

170 STORAGE OF MATERIALS

- Provide and erect suitable weatherproof lock-up sheds and other protection for the storage and protection of all materials whether his own or sub-contractors and clear away on completion and make good all work disturbed. F

180 RUBBISH DISPOSAL

- See clause A34/430.
- Clear away all rubbish from site including any caused by Sub-Contractors from time to time as it accumulates and at completion. F

200 DRYING OUT

- See clause A34/410.
- The Contractor shall allow here or in his rates for providing all necessary heating appliances, fuel, electric current and attendance for drying the works to enable trade to follow trade in correct sequence and for finishing works to proceed with the moisture content of the building reduced to the proper level for the operations concerned. He is to notify the CA of the method he proposes to adopt. F

210 PROTECTION OF WORK IN ALL SECTIONS

F

220 SECURITY

- See clause A34/150. F

230 MAINTAIN PUBLIC AND PRIVATE ROADS

- See clause A34/520.
- The Contractor shall allow for the maintenance of public and private roads F

240 SMALL PLANT AND TOOLS

- Provide all small plant and tools necessary for the efficient and expeditious execution of the works, and at or before completion clear same from buildings and site and make all good. F

A43 CONTRACTOR'S GENERAL COST ITEMS: MECHANICAL PLANT**140 TRANSPORT**

- Allow for providing transport for workpeople if not available locally, to maintain an adequate labour force and for paying any subsistence costs necessary. F

200 ADDITIONAL MECHANICAL PLANT

- Insert below further cost items as may be required, with fixed charges and time related charges as required. F

A44 CONTRACTOR'S GENERAL COST ITEMS: TEMPORARY WORKS**110 TEMPORARY ROADS WALKWAYS AND SIMILAR ITEMS**

- Provide and maintain as necessary all temporary roads, tracks, walkways, crossings, etc., necessary for access to and execution of the works. The siting of all such work shall have the prior approval of the CA. F

130 ACCESS SCAFFOLDING

- Provide scaffolding for the proper execution of the works and dismantle and remove on completion of the work. F
- No scaffolding shall be dismantled without the consent of the CA.
- Should the Contractor strike any of his scaffolding before ascertaining whether it is required for other works concurrent with the Contract, he must re-erect it if so required at his own expense.

<ul style="list-style-type: none"> • Metal scaffolding shall conform to BS 1139, timber scaffolding boards shall conform to BS 2403. 		
150 HOARDINGS, FANS, FENCING, ETC.		
<ul style="list-style-type: none"> • The Contractor shall include for the removal of all temporary fencing, hoardings, etc., referred to above on completion of the works or relevant parts thereof. 	F	
160 HARDSTANDING		
<ul style="list-style-type: none"> • Provide and maintain as necessary all hardstanding's etc., necessary for access to and execution of the works. The siting of such work shall have the prior approval of the CA. 	F	
170 TRAFFIC REGULATIONS		
<ul style="list-style-type: none"> • The Contractor shall allow for complying with all traffic regulations that may be applicable. 	F	
200 ADDITIONAL TEMPORARY WORKS		
<ul style="list-style-type: none"> • Insert below further cost items as may be required, with fixed charges and time related charges as required, with fixed charges and time related charges as required. 	F	
A53 WORK BY STATUTORY AUTHORITIES/ UNDERTAKERS		
100 STATUTORY UNDERTAKERS		
<ul style="list-style-type: none"> • Provisional sums have been included at the end of Section Nr. 1 for services to be executed by Statutory Undertakers. The sum payable may not be the full value of the service disconnection and all its associated work; it may only be a contribution towards the costs but the Contractor is to allow in his programme for Statutory Undertakers, executing the whole of the works including works off site. • The Contractor shall ascertain from the Statutory Undertakers the full extent of the works as no claim for lack of information will be allowed. • It is the responsibility of the Contractor to check and confirm with Service Authorities the precise locations, depths and heights of all underground and overhead services, before any work commences. 		
Statutory Undertakers will be:		
<ul style="list-style-type: none"> • Electricity UK Power Networks • Gas SGN • Water Affinity • Telecoms BT Open Reach 		
114 ELECTRICITY MAIN SERVICES		
<ul style="list-style-type: none"> • Description of work: Potential disconnection of unidentified electrical services. • Provisional Sum: Include £500 • Allow for general attendance. 		£500 £0
115 GAS MAINS SERVICES		
<ul style="list-style-type: none"> • Description of work: Potential disconnection of unidentified gas services. 		

<ul style="list-style-type: none"> • Provisional Sum: Include £100 • Allow for general attendance. 	£100
<p>116 WATER MAINS SERVICES</p>	
<ul style="list-style-type: none"> • Description of work: Potential disconnection of unidentified water services. 	£100
<ul style="list-style-type: none"> • Provisional Sum: Include £100 <p>Allow for general attendance.</p>	
<p>A54 PROVISIONAL WORK/ ITEMS</p>	
<p>100 PROVISIONAL WORK</p>	
<ul style="list-style-type: none"> • The Contractor shall ensure that no work which is described in these Contract Documents as “Provisional” or is the subject of a provisional sum is executed until the work in question has been discussed with the CA and his instructions obtained thereon. 	
<p>590 CONTINGENCIES</p>	
<ul style="list-style-type: none"> • Provisional sum: Include the Provisional Sum of £5,000 for work as directed by the CA 	£5,000

PREAMBLES

DESCRIPTION OF MATERIALS AND WORKMANSHIP

GENERALLY

- A The Contractor shall include in his quotation for all matters referred to in the following descriptions of materials and workmanship.
- B All materials (except where described as refixed) are to comply with the latest British Standard and, where no British Standard exists, are to be of best quality, and word "best" being considered in its literal sense notwithstanding any trade custom on the contrary.
- C All work is to be carried out in the best and most workmanlike manner and in conformity with the latest British Standard Code of Practice where such exists and unless otherwise described herein.
- D Where references are made to British Standards or British Standard Code of Practice they shall be read as the latest edition or version in force ten days before the date fixed for the receipt of tenders by the Employer.
- E Where any item is specified as 'or similar' this shall be deemed to read 'or similar to the reasonable satisfaction of the Contract Administrator. The item must be priced as specified, and approval to alternative items sought in the Post-Contract Period.
- F The whole of the mixing, application or fixing of various materials is to be carried out in accordance with the particular manufacturer's instructions and recommendations.
- G All materials are to be protected during transit from the weather and are to be stored under cover on site. Windows, boarding, plasterboards, plaster, sheeting, etc. shall be stored separately on clean, dry, hard standing, protected from contamination and used in rotation of deliveries.
- H Samples of all materials, as directed shall be taken from time to time and tested as required by the CA. All defective materials shall be removed from the site forthwith at the Contractor's expense.
- J Provide all necessary tarpaulins and other means of covering up of the works for protection against inclement weather and make good any damage around. Similarly provide all weather protection to openings while work is in progress to prevent any damage to Council property.
- K The term 'as described' shall mean fully described in the preliminary and/or preamble section of this specification/schedule of work.

Note: This page may be enhanced or superseded by more detailed specification if nature of project warrants it.