

## **Schedule of Works & Landlord Requirements**

**Seafront Concessions**

**Various Locations**

**Marine Parade**

**& Clarence Park**

**Weston-super-Mare**

**North Somerset**



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Item	Description
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A.

**Preliminaries**

1.

**Property**

Name: Various Concession Buildings

Nature: Schedule of works and client requirements in relation to the Sea Front and Clarence Park Concession Buildings

Location: Along Marine Parade and Clarence Park, Weston-super-Mare, North Somerset

2.

**Landlord**

North Somerset Council, Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ

3.

**Tenant**

TBC

4.

**Documents**

None Attached

5.

**Programme**

The schedule is broken into several sections identifying the requirements of this document. This includes the following: -

B. Schedule of Works & Client requirements to be completed prior to opening – these elements and requirements are to be completed prior to the property beginning to trade.

C. Schedule of Works & Client requirements to be completed within the first three years of the lease. – these elements and requirements are to be completed prior to the completion of the third full year of trading.

6.

**Contractors & Sub-Contractors**

Where the works are not being undertaken by directly employed staff of the Tenant, the tenant is to be responsible for all actions and works undertaken by contractors and sub-contractors employed by them. The tenant is to comply with all H&S law and best practice around the employment of contractors including, but not limited to the Construction (Design& Management) Regulations 2015

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7.	<p><b>The Site</b></p> <p>These works are to be undertaken at the Various Concession buildings along Marine Parade and Clarence Park, Weston-super-Mare, the public toilets, slipway, beach, Marine Parade and Clarence Park will be in operation during the period of works. Temporary guarding to secure the works area and liaison with the relevant Council services to maintain the public use of the beach , the Park and facilities must be undertaken.</p>
8.	<p><b>Parking</b></p> <p>There is no off-road parking at the Concessions.</p>
9.	<p><b>Planning Constraints</b></p> <p>The Concession buildings are subject to several planning constraints, all necessary consents must be obtained before any work that requires consent is undertaken and all work must be in accordance with any permissions granted.</p> <p>The Concessions are located within the Great Weston Conservation Area, which has Article 4 protections, adjacent to a RAMSAR site, adjacent to a site of Special Scientific Interest, adjacent to a site of Nature Conservation Interest, adjacent to a special area of conservation, adjacent to a Special Protection Area, Adjacent to a Current Wildlife site, within the North Somerset and Mendip Bats SAC Consultation Zone and within a Flood Zone 3. This places significant planning constraints on the building.</p>
10.	<p><b>Statutory Approvals</b></p> <p>All works are to be undertaken in accordance with all statutory approvals and Health &amp; Safety requirements, evidence of compliance with statutory approvals to be provided to the Landlord upon request.</p>
11.	<p><b>Landlords Consent</b></p> <p>Landlords consent to be obtained for all maintenance and alterations in accordance with the lease provisions.</p>

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- B. **Schedule of Works & Client requirements to be completed prior to opening.**
- a. Provide evidence of a current Electrical Installation Condition Report (EICR), no more than 3 months old at the time of submission that complies with the IET Wiring Regulations, 18<sup>th</sup> Edition (BS7671).
  - b. Provide evidence that all C1, C2 and F1 faults identified within the EICR have been rectified.
  - c. Prior to installation of gas fuelled equipment and use of the system a gas Safety inspection must be undertaken, and a gas safety certificate obtained. All works identified within the inspection report to be undertaken. Inspection to be undertaken by a suitable qualified and experienced gas safety engineer.
  - d. Commission a full inspection of the water system within the property, identify if the connection to the main is a lead pipe, replace all Lead pipes within the premises with suitable alternatives.
  - e. Undertake an assessment of the building for the requirements of lightning protection, obtain a report and submit to the Landlord. Assessment to be undertaken by a suitable experienced and qualified contractor to BSEN 62305.
  - f. Undertake any works as recommended within the assessment to install Lightning protection to the building and test and maintain as required for the lease term. Installation and testing to be in accordance with BSEN 62305
  - g. Commission a full planned and preventative maintenance inspection and schedule for the Concession building and associated external areas, the inspection and programme of works to be undertaken by a suitable qualified and experienced member of the Royal Institution of Chartered Surveyors. Planned maintenance schedule to identify all works required within the next 5 years.
  - h. Undertake all immediate works and Health & safety related works prior to the building opening.
  - i. The glazed panels in critical areas have no evidence to confirm they are impact resistant to BSEN 12600 (formerly BS6206), undertake a glazing survey to establish whether the glazing in critical areas is complaint. Where the glazing is not complaint apply safety film to achieve BSEN12600, ensure all glazed panels clearly marked.

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Item	Description
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- j. Obtain Planning Consent as required, for all works undertaken. Provide copies of relevant consents, details and manufactures information to the Landlord for approval.
- k. Obtain Building Regulations Consent as required, for all works undertaken. Provide copies of relevant consents, details and manufactures information to the Landlord for approval.
- l. Demonstrate compliance with all other statutory and Health & Safety requirements specific to the maintenance and alterations to the building and operation of the business proposed in this location.

C.

**Schedule of Works & Client requirements to be completed within the first three years of the lease.**

- a. Undertake all works identified within the repairing schedule as recommended in the first five years of the schedule by the end of the third year of the lease.
- b. New flat roof coverings are to be built up continuously supported flexible coating similar to the existing roof coverings. New roof covering to achieve a 15-year insurance backed guarantee. Single ply membranes, due to the risk of impact damage are not acceptable, fibreglass or other rigid products are not acceptable. Design, installation and maintenance to be in accordance with BS 6229:2018
- c. All damaged timber to the roof exposed by the works to recover the roof to be notified to the Landlord and repaired or replaced as agreed with the Landlord.
- d. Obtain Planning Consent as required, for all works undertaken. Provide copies of relevant consents, details and manufactures information to the Landlord for approval.
- e. Obtain Building Regulations Consent as required, for all works undertaken. Provide copies of relevant consents, details and manufactures information to the Landlord for approval.
- f. Demonstrate compliance with all other statutory and Health & Safety requirements specific to the maintenance and alterations to the building and operation of the business proposed in this location.