SPECIFICATION OF WORKS

Related to the Refurbishment and Shop Front Renewal of High St units

On Behalf of:

North Somerset Council

At:

Sovereign Centre, High St, Weston-super-Mare

May 2024
J0076386

Carter Jonas

CONTENTS

1 PROJECT PREFACE

Client Name:	North Somerset Council
Client Address:	Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ
Carter Jonas Leading Partner:	Tom Lowe MRICS
Office Address:	St Catherine's Court Berkeley Place Bristol BS8 1BQ
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Reviewed by:	Tom Lowe MRICS Tom.Lowe@carterjonas.co.uk 07879 430793

2 INTRODUCTION

General Background

2.1 This Specification of Works has been prepared on a single stage traditional procurement basis to inform tendering contractors of proposed works to be undertaken at the site location known as Sovereign Centre, Weston-super-Mare.

2.2 The main purpose of undertaking these works is to renew the shop fronts to numbers 57 and 67/69 and refurbish units 57, 67/69 & 73 leaving the units ready for turn-key occupation. Structural work is also required to combine units 67 and 69.

Tendering

2.4 No amendment shall be made to this Specification document, unless approved and authorised by the Carter Jonas LLP.

2.5 Sufficient breakdown of the Specification will need to be submitted for comparison purposes, and to allow for interim valuations to be certified during the course of the works.

2.6 Itemised costing of tender will need to be shown **inclusive** of Overheads and Profit. Preliminary costs should be shown separately on a fixed and time-related cost basis.

2.7 The contractor shall be allowed to rectify any genuine errors post tender return (alternative 2)

2.8 The submission is to be kept open for consideration for not less than 3 months.

2.9 The key dates for this procurement are set out in section 2 of the Invitation to Tender, Volume 1.

Project Procurement

2.10 A JCT 2016 Intermediate Building Contract with Contractors Design will be awarded to the appointed Main Contractor. The project will be split into sections by unit to allow for sectional completion and staged handover to the client. The CDP portions are clearly marked within the Schedule of Work.

2.11 Sectional completion is required as we anticipate the units becoming available at different times and it will also allow units to be handed over and let as and when they are complete. We anticipate the section order to be as follows:

Section	Unit	Anticipated Start	Anticipated Completion
1	73	August	October
2	57	August	November
3	67/69	August	December

2.12 The Main Contractor or relevant sub-contractors will need to maintain Professional Indemnity Insurance (PII), Public Liability Insurance and Employers Liability Insurance with a minimum level of cover of £10 million. The contractor should also hold any other relevant insurances for the duration of the project and at least for the minimum run-off time. Proof of insurances will need to be provided to the Project Manager.

CDM 2015

2.13 The appointed Main Contractor will take on the role of Principal Contractor under the CDM Regulations.

2.14 Pre-Construction Information is provided by the Lead Consultant acting as Principal Designer.

2.15 We anticipate the works will require F10 notification.

2.16 The contractor will need to provide a suitably prepared Construction Phase Health & Safety Plan prior to works commencing together with a Health & Safety File on completion of the works.

2.17 For the avoidance of doubt, the duty holders will be required to comply with the October 2023 update giving additional duties to plan, manage and monitor activities in relation to building regulations. Duty holders may be required to sign off that the project complies with Building Regulations.

Practical Completion

2.18 The contractor will need to provide the following in order for the Project Manager to certify Practical Completion:-

1	Waste Transfer Certificates and Hazardous Waste Consignment Notes
2	Certify no deleterious materials have been used
3	2no. hard copies and 2no. electronic copy (USB stick) of Operation & Maintenance Manuals completed to the satisfaction of the Lead Consultant
4	2no. hard copies and 2no. electronic copy (USB stick) of the H&S file completed to the satisfaction of the Lead Consultant
5	"Snagging" schedule together with timetable for their completion. Note rectification may need to be undertaken out of hours to ensure client operational activities are not adversely affected
6	Signed building control certificate
7	Completed electrical certificates

2.19 The works will be snagged by the Supervisor and client prior to issuing the Practical Completion Certificate. All snagging will need to be addressed within 2-weeks of achieving Practical Completion.

2.20 The defects period for the project will be 12-months from the date of Practical Completion. The appointed Contractor will be required to attend as necessary to any issues and defects identified by the client and CA to ensure smooth hassle-free occupation.

2.21 Additional specification requirements are listed in Appendix 1A (separate document, see tender pack)

3A PRELIMINARIES

Carter Jonas LLP

North Somerset Council

High Street Units Refurbishment - The Sovereign Shopping Centre, WSM

Preliminaries

31-01-2024

Contents

A10
Project particulars

Clauses

110 The Project

1. Name: High Street Refurbishment Works
2. Nature: Refurbishment
3. Location: Sovereign Centre, Weston-super-Mare
4. Timescale for construction work: Complete by January 2025

120 Employer (client)

1. Name: North Somerset Council
2. Address: TBC
3. Contact:
4. Telephone:
5. Email:

130 Principal contractor (CDM)

1. Name: TBC
2. Address: TBC
3. Contact: TBC
4. Telephone: TBC
5. Email: TBC

140 Architect/ contract administrator

1. Name: Carter Jonas LLP
2. Address: St Catherines Court, Bristol BS8 1BQ
3. Contact: Jess Harding
4. Telephone: 07780 667078
5. Email: jess.harding@carterjonas.co.uk

150 Principal designer

1. Name: Carter Jonas LLP
2. Address: St Catherines Court, Bristol BS8 1BQ
3. Contact: Tom Lowe
4. Telephone: 07879 430793
5. Email: Tom.Lowe@carterjonas.co.uk

Ω End of Section

A11
Tender and contract documents

Clauses

110 Tender Drawings

1. The tender drawings are: Contained within the specification of work

120 Contract drawings

1. The contract drawings: The same as the tender drawings.

160 Pre-construction information

1. Format: The pre-construction information is described in these Preliminaries in section A34. It refers to information given elsewhere in the Preliminaries, specification, drawings and associated documents.

Ω End of Section

A12
The site/ existing buildings

Clauses

110 The site

1. Description: 57, 67/69 and 73 High St, Weston-super-Mare

120 Existing buildings on/ adjacent to the site

1. Description: Neighbouring units 55, 59, 65, 71 & 75

200 Access to the site

1. Description: Access is via the High St
2. Limitations: High St location, this will impact vehicle access, deliveries, hoarding, skips etc.
3. Access for inspections: Provide access at reasonable times for both on-site and off-site work.

210 Parking

1. Restrictions on parking of the Contractor's and employees' vehicles: TBC

220 Use of the site

1. General: Do not use the site for any purpose other than carrying out the Works.

230 Surrounding land/ building uses

1. General: Adjacent or nearby uses or activities are as follows:
   1.1. General retail and hospitality.

240 Health and safety hazards

1. General: The nature and condition of the site/ building cannot be fully and certainly ascertained before it is opened up. However, the following hazards are or may be present:
   1.1. Refer to pre-construction information
2. Information: The accuracy and sufficiency of this information is not guaranteed. Ascertain if any additional information is required to ensure the safety of all persons and the works.
3. Site staff: Draw to the attention of all personnel working on the site the nature of any possible contamination and the need to take appropriate precautionary measures.

250 Site visit

1. Assessment: Ascertain the nature of the site, access thereto and all local conditions and restrictions likely to affect the execution of the Works.

Ω End of Section

A13
Description of the work

Clauses

120 The works

1. Description: Shop front renewals to nos 57 and 67/69 and full refurbishments of nos 57, 67/69 and 73 High St.

Ω End of Section

A20
JCT intermediate building contract with contractors design (ICD)

Clauses

Intermediate building contract (ICD)

- The Contract: JCT Intermediate Building Contract with Contractors Design 2016 Edition.
- Requirement: Allow for the obligations, liabilities and services described.

The recitals

First - The Works

- Comprise: See clause A13
- Location: See clause A12

Second – Contractors designed portion

- The Works include the design and construction of: Shop fronts to 57, 67/69, the structural alterations required to open up 67/69, the external rear staircase to the upper floors of 67/69, the scaffolding for all units, fire alarm system to 67/69

Third - Contract drawings

- The Contract Drawings: As listed in clause A11/120.

Fourth - Other documents supplied by the Employer

- Comprise:
- Named person: The whole of the text referring to a named person as a subcontractor …… be deleted.

Fifth A - Pricing by the Contractor

- Option A will apply: Option B will be deleted.

Articles

3 - Architect/ Contract Administrator

- Architect/ Contract Administrator: See clause A10/140.

4 - Quantity Surveyor

- Quantity Surveyor: See clause A10/160.

5 - Principal Designer

- Principal designer: See clause A10/150.

6 - Principal Contractor

- Principal contractor: See clause A10/130.

9 - Legal proceedings

- Amendments:

Contract particulars

Fourth Recital – Employers Requirements

- Comprise: As per CDP portions

Fifth Recital and Clause 4.6 - Construction industry scheme (CIS)

- Employer at the Base Date TBC for the purposes of the CIS.

Sixth Recital – Contractors Proposals/CDP Analysis

- Comprise: TO BE COMPLETED BY CONTRACTOR

Seventh Recital - CDM Regulations

- The project is notifiable.

Eighth Recital - Description of Sections

- Description of Sections
  - Section 1: Refurbishment of 73
  - Section 2: Shop front renewal and refurbishment of 57
  - Section 3: Shop front renewal, amalgamation works and refurbishment of 67/69

Ninth Recital - Framework Agreement

- Framework agreement: TBC

Tenth Recital and Schedule 5 - Supplemental provisions

- Collaborative working: Supplemental Provision 1 applies
- Health and safety: Supplemental Provision 2 applies
- Cost savings and value improvements: Supplemental Provision 3 applies
- Sustainable development and environmental considerations: Supplemental Provision 4 applies
- Performance indicators and monitoring: Supplemental Provision 5 applies
- Notification and negotiation of disputes: Supplemental Provision 6 applies
- Where Supplemental Provision 6 applies, the respective nominees of the parties are
  - Employer's nominee: RICS
  - Contractor's nominee: TO BE COMPLETED BY CONTRACTOR
- Or such replacement as each party may notify to the other from time to time.

Article 8 - Arbitration

- Article 8 and clauses 9.3 to 9.8 (arbitration) TBC.

Clause 1.1 - Base Date

- Base Date: TBC

Clause 1.1 - BIM Protocol

- BIM Protocol (where applicable):

Clause 1.1 - Date for completion of the Works

- Date for completion of the Works (where completion by sections does not apply):

Clause 1.7 - Addresses for service of notices

- Employer
  - Address: North Somerset Council
- Contractor
  - Address: TO BE COMPLETED BY CONTRACTOR
  - Fax Number: TO BE COMPLETED BY CONTRACTOR

Clause 2.4 - Date of possession of the site

- Date of Possession of the site: TBC

Clause 2.5 - Deferment of possession of the site

- Clause 2.5 TBC
- Where clause 2.5 applies, maximum period of deferment (if less than six weeks) is TBC

Clause 2.23.2 - Liquidated Damages

- Damages: At the rate of TBC per TBC

Clause 2.29 - Section Sums

- Section sums
  - Section 1: Sum: TBC
  - Section 2: Sum: TBC
  - Section 3: Sum: TBC

Clause 2.30 - Rectification period

- Period: 12 months from the date of practical completion of the Works.

Clause 2.34.3 – Contractors designed portion

- Limit of Contractors liability for loss of use: TBC

Clause 4.3 and 4.9 - Fluctuations Provision

- Fluctuations provision: TBC
- Where schedule 4 applies, percentage addition (paragraph 12):

Clause 4.7 - Advance payment and advance payment bond

- Advance payment: Clause 4.7 does not apply.

Clause 4.8.1 - Interim payments - Interim Valuation Dates

- The first Interim Valuation Date is: TBC, and thereafter the same date in each month or the nearest Business Day in that month.

Clause 4.9.1 - Interim payments - percentage of value

- Not achieved practical completion: Where the works, or those works in a section, have not achieved practical completion, the percentage of total value in respect of the works that have not achieved practical completion is TBC
- Completed works: Where the works, or those works in a section, have achieved practical completion, the percentage in respect of the completed works is TBC

Clause 4.10.4 - Listed items - uniquely identified

- The Contract Particulars item for clause 4.10.4 will be deleted.

4.10.5 - Listed items - not uniquely identified

- Listed items: The Contract Particulars entry for Clause 4.10.5 will be deleted.

Clause 6.4.1 - Contractor's Public Liability Insurance: Injury to persons or property

- Insurance cover for any one occurrence or series of occurrences arising out of one event:

Clause 6.5.1 - Insurance - liability of Employer

- Insurance may be required.
- Minimum amount of indemnity for any one occurrence or series of occurrences arising out of one event:

Clause 6.7 and Schedule 1 - Works Insurance - insurance options

- Schedule 1: Insurance option TBC applies.
- Percentage to cover professional fees:TBC per cent.
- If option A applies, annual renewal date (as supplied by the Contractor): TO BE COMPLETED BY CONTRACTOR
- Where Insurance Option C applies, Paragraph C1:

Clause 6.10 and Schedule 1 - Terrorism cover

- Details of the required cover
  - TBC

Clause 6.15 - Joint Fire Code

- Joint Fire Code: Applies.
- Application: State whether the insurer under Insurance Option A, B or C (paragraph C.2) has specified that the Works are a 'Large Project': TBC

Clause 6.18 - Joint Fire Code - amendments/ revisions

- Joint Fire Code - Amendments/ revisions: The cost, if any, of compliance with amendments or revisions to the Joint Fire Code shall be borne by TBC.

Clause 6.19 – Contractors Design Portion – Professional Indemnity Insurance

- Level of cover required: £10 million
- Cover for pollution and contamination claims: £TBC
- Expiry of required period of CDP Professional Indemnity Insurance: 12 years

Clause 7.2.1 - Performance bond or guarantee

- Bond or guarantee from bank or other approved surety:
  - Required form:
  - Initial value (percentage of the contract sum):
  - Period of validity:
  - Reduction in value:

Clause 7.2.2 - Guarantee from the Contractor's parent company

- Guarantee:
  - Parent company's name and registration number: TO BE COMPLETED BY CONTRACTOR

Clause 7.3 - Collateral warranties

- Details: As set out in the following documents: N/A

Clause 8.9.2 - Period of suspension (termination by Contractor)

- Period of suspension: TBC

Clauses 8.11.1.1 to 8.11.1.5 - Period of suspension (termination by either Party)

- Period of suspension: TBC

Clause 9.2.1 - Adjudication

- The Adjudicator is: RICS
- Nominating body - where no Adjudicator is named or where the named Adjudicator is unwilling or unable to act (whenever that is established): TBC

Clause 9.4.1 - Arbitration

- Appointor of Arbitrator (and of any replacement): President or a Vice President of the RICS

The conditions - No Amendments

Section 1: Definitions and Interpretation

1.5 - Reckoning periods of days

- Amendments: TBC

1.12 - Applicable law

- Amendments: TBC

Section 2: Carrying out the Works - No Amendments

Section 3: Control of the Works

3.7 - Named subcontractors

- General: The work listed below and described in the contract documents is to be executed by the following persons who are hereby named as subcontractors as provided in Intermediate Building Contract clause 3.7. (For each such person, a completed Form of Tender and Agreement ICSub/Nam, together with the numbered documents referred to therein, is included with the main contract tender documents).

- Work to be executed: TO BE COMPLETED BY THE CONTRACTOR
- Named person: TO BE COMPLETED BY THE CONTRACTOR

- Agreement: The JCT Form of Agreement ICSub/Nam/E TBC be used.
- Subcontractor's drawings, etc. to be prepared during the course of the contract
- Allow for attendance: As described in ICSub/NAM.

Section 4: Payment - No Amendments

Section 5: Variations - No Amendments

Section 6: Injury, Damage and Insurance - No Amendments

Section 7: Assignment and Collateral Warranties - No Amendments

Section 8: Termination - No Amendments

Section 9: Settlement of Disputes - No Amendments

Execution

Execution

- The contract: Will be executed as a deed.

Ω End of Section

A30
Tendering/ subletting/ supply

Main contract tendering

110 Scope

1. General: These conditions are supplementary to those stated in the Invitation to Tender and on the form of tender.

145 Tendering procedure

1. General: In accordance with NBS Guide to Tendering for Construction Projects.
2. Errors: Alternative 2 is to apply.

160 Exclusions

1. Inability to tender: Immediately inform if any parts of the work as defined in the tender documents cannot be tendered.
2. Relevant parts of the work: Define those parts, stating reasons for the inability to tender.

170 Acceptance of tender

1. Acceptance: No guarantee is offered that any tender will be recommended for acceptance or be accepted, or that reasons for non acceptance will be given.
2. Costs: No liability is accepted for any cost incurred in the preparation of any tender.

190 Period of validity

1. Period: After submission or lodgement, keep tender open for consideration (unless previously withdrawn) for not less than 60 days.
2. Date for possession/ commencement: See section A20.

Pricing/ submission of documents

250 Priced documents

1. Alterations: Do not alter or qualify the priced documents without written consent. Tenders containing unauthorised alterations or qualifications may be rejected.
2. Measurements: Where not stated, ascertain from the drawings or obtain own measurements on site
3. Deemed included: Costs relating to items, which are not priced, will be deemed to have been included elsewhere in the tender.

310 Tender

1. General: Tenders must include for all work shown or described in the tender documents as a whole or clearly apparent as being necessary for the complete and proper execution of the Works.

440 Schedule of rates

1. Schedule of rates (unpriced): Included with the tender documents. The contractor may insert additional items.
2. Fully priced copy

480 Programme

1. Programme of work: Prepare a summary showing the sequence and timing of the principal parts of the Works and periods for planning and design. Itemize any work which is excluded.
2. Submit: Within one week of request

510 Alternative method tenders

1. General: In addition to and at the same time as tendering for the Works as defined in the tender documents, alternative methods of construction/ installation may be submitted for consideration. Alternatives, which would involve significant changes to other work, may not be considered.
2. Alternative tenders: Such alternatives will be deemed to be alternative tenders and each must include a complete and precise statement of the effects on cost and programme.
3. Safety method statement: Carry out a health and safety risk assessment for each alternative and where appropriate provide a safety method statement suitable for incorporation in the Health and Safety Plan.
4. Full technical data: Submit for each alternative together with details of any consequential amendments to the design and/ or construction of other parts of the Works.
5. Submit: Within one week of request

530 Substitute products

1. Details: If products of different manufacture to those specified are proposed, submit details with the tender giving reasons for each proposed substitution. Substitutions, which have not been notified at tender stage, may not be considered.
2. Compliance: Substitutions accepted will be subject to the verification requirements of clause A31/200.

540 Quality control resources

1. Statement: Describe the organisation and resources to control the quality of the Works, including the work of subcontractors.
2. QA staff: Identify in the statement the number and type of staff responsible for quality control, with details of their qualifications and duties.
3. Submit:

550 Health and safety information

1. Content: Describe the organization and resources to safeguard the health and safety of operatives, including those of subcontractors, and of any person whom the Works may affect.
2. Include
    2.1. A copy of the health and safety policy document, including risk assessment procedures.
    2.2. Accident and sickness records for the past five years.
    2.3. Records of previous Health and Safety Executive enforcement action.
    2.4. Records of training and training policy.
    2.5. The number and type of staff responsible for health and safety on this project with details of their qualifications and duties.
3. Submit: Within one week of request

570 Outline construction phase health and safety plan

1. Content: Submit the following information within one week of request:
    1.1. Method statements on how risks from hazards identified in the pre-construction information and other hazards identified by the contractor will be addressed.
    1.2. Details of the management structure and responsibilities.

1.3. Arrangements for issuing health and safety directions.

1.4. Procedures for informing other contractors and employees of health and safety hazards.

1.5. Selection procedures for ensuring competency of other contractors, the self-employed and designers.

1.6. Procedures for communications between the project team, other contractors and site operatives.

1.7. Arrangements for cooperation and coordination between contractors.

1.8. Procedures for carrying out risk assessment and for managing and controlling the risk.

1.9. Emergency procedures including those for fire prevention and escape.

1.10. Arrangements for ensuring that all accidents, illness and dangerous occurrences are recorded.

1.11. Arrangements for welfare facilities.

1.12. Procedures for ensuring that all persons on site have received relevant health and safety information and training.

1.13. Arrangements for consulting with and taking the views of people on site.

1.14. Arrangements for preparing site rules and drawing them to the attention of those affected and ensuring their compliance.

1.15. Monitoring procedures to ensure compliance with site rules, selection and management procedures, health and safety standards and statutory requirements.

1.16. Review procedures to obtain feedback.

599 Freedom of Information Act

1. Records: Retain, make available for inspection and supply on request information reasonably required to allow response to requests made under the provisions of the Freedom of Information Act.
2. Determination: Submit requests received. Do not supply information to anyone other than the project participants without express written permission.
3. Confidentiality: Maintain at all times.

Subletting/ supply

630 Domestic subcontracts

1. General: Comply with the Construction Industry Board ‘Code of Practice for the selection of subcontractors’.
2. Details: Provide details of all subcontractors and the work for which they will be responsible.
3. Submit: Within one week of request

635 Supply chain agreements

1. General: All consultants, subcontractors and suppliers possibly involved in the tasks listed must agree to the principles of collaborative working.
2. Agreements in place:
3. Proposed agreements: Provide details of all subcontractors/ suppliers who will be entering into framework agreements to undertake the tasks listed.
4. Submittal date: within one week of request

Ω End of Section

A31
Provision, content and use of documents

Definitions and interpretations

110 Definitions

1. Meaning: Terms, derived terms and synonyms used in the preliminaries/ general conditions and specification are as stated here or in the appropriate referenced document.

120 Communication

1. Definition: Includes advise, inform, submit, give notice, instruct, agree, confirm, seek, provide or obtain information, consent or instructions, or make arrangements.
2. Format: In writing to the person named in clause A10/140 unless specified otherwise.
3. Response: Do not proceed until response has been received.

130 Products

1. Definition: Materials, both manufactured and naturally occurring, and goods, including components, equipment and accessories, intended for the permanent incorporation in the Works.
2. Includes: Goods, plant, materials, site materials and things for incorporation into the Works.

135 Site equipment

1. Definition: Apparatus, appliances, machinery, vehicles or things of whatsoever nature required in or about the construction for the execution and completion of the Works but not materials or other things intended to form or forming part of the Permanent Works.
2. Includes: Construction appliances, vehicles, consumables, tools, temporary works, scaffolding, cabins and other site facilities.
3. Excludes: Products and equipment or anything intended to form or forming part of the permanent works.

140 Drawings

1. Definitions: To BSRIA BG 6, 'A design framework for building services: Design activities and drawing definitions'.
2. CAD data: In accordance with ISO 19650.

145 Contractor's choice

1. Meaning: Selection delegated to the Contractor, but liability to remain with the specifier.

150 Contractor's Design

1. Meaning: Design to be carried out or completed by the Contractor and supported by appropriate contractual arrangements, to correspond with specified requirements.

155 Submit proposals

1. Meaning: Submit information in response to specified requirements.

160 Terms used in specification

1. Remove: Disconnect, dismantle as necessary and take out the designated products or work and associated accessories, fixings, supports, linings and bedding materials. Dispose of unwanted materials. Excludes removal and disposal of associated pipework, wiring, ductwork or other services.

2. Remediate: Action or measures taken to lessen, clean up, remove or mitigate the existence of hazardous materials; in accordance with standards, or requirements as may be set out by statutes, rules, regulations or specification.
3. Fix: Receive, unload, handle, store, protect, place and fasten in position; dispose of waste and surplus packaging. To include all labour, materials and site equipment for that purpose.
4. Supply and fix: As above, but including supply of products, components or systems to be fixed, together with everything necessary for their fixing. All products, components or systems are to be supplied and fixed unless stated otherwise.
5. Keep for reuse: Do not damage designated products or work. Clean off bedding and jointing materials. Stack neatly, protect adequately and store until required by the employer/ purchaser, or until required for use in the works as instructed.
6. Keep for recycling: As 'keep for reuse', but relates to a naturally occurring material rather than a manufactured product.
7. Make good: Execute local remedial work to designated work. Make secure, sound and neat. Excludes redecoration and/ or replacement.
8. Replace: Supply and fix new products matching those removed. Execute work to match original new state of that removed.
9. Repair: Execute remedial work to restore something to its original working state. Make secure, sound and neat. Excludes redecoration and/ or replacement.
10. Refix: Fix removed products.
11. Ease: Adjust moving parts of designated products, or work to achieve free movement and good fit in open and closed positions.
12. Match existing: Provide products and work of the same appearance and features as the original, excluding ageing and weathering. Make joints between existing and new work as inconspicuous as possible.
13. System: Equipment, accessories, controls, supports and ancillary items (including installation) necessary for that section of the work to function.

170 Manufacturer and product reference

1. Definition: When used in this combination:
   1.1. Manufacturer: the person or legal entity under whose name or trademark the particular product, component or system is marketed
   1.2. Product reference: the proprietary brand name and/ or identifier by which the particular product, component or system is described.
2. Currency: References are to the particular product as specified in the manufacturer’s technical literature current on the date of the invitation to tender.

200 Substitution of products

1. Products: If an alternative product to that specified is proposed, obtain approval before ordering the product.
2. Reasons: Submit reasons for the proposed substitution.
3. Documentation: Submit relevant information, including:
   3.1. manufacturer and product reference;
   3.2. cost;
   3.3. availability;
   3.4. relevant standards;
   3.5. performance;
   3.6. function;
   3.7. compatibility of accessories;
   3.8. proposed revisions to drawings and specification;

3.9. compatibility with adjacent work;

3.10. appearance;

3.11. copy of warranty/ guarantee.

4. Alterations to adjacent work: If needed, advise scope, nature and cost.
5. Manufacturers' guarantees: If substitution is accepted, submit before ordering products.

210 Cross references

1. Accuracy: Check remainder of the annotation or item description against the terminology used in the section or clause referred to.
2. Related terminology: Where a numerical cross reference is not given, the relevant sections and clauses of the specification will apply.
3. Relevant clauses: Clauses in the referred to specification section dealing with general matters, ancillary products and execution also apply.
4. Discrepancy or ambiguity: Before proceeding, obtain clarification or instructions.

220 Referenced documents

1. Conflicts: Specification prevails over referenced documents.

230 Equivalent products

1. Inadvertent omission: Wherever products are specified by proprietary name the phrase 'or equivalent' is to be deemed included.

240 Substitution of standards

1. Specification to British Standard or European Standard: Substitution may be proposed complying with a grade or category within a national standard of another Member State of the European Community or an international standard recognised in the UK.
2. Before ordering: Submit notification of all such substitutions.
3. Documentary evidence: Submit for verification when requested as detailed in clause A31/200. Any submitted foreign language documents must be accompanied by certified translations into English.

250 Currency of documents and information

1. Currency: References to published documents are to the editions, including amendments and revisions, current on the date of the Invitation to Tender.

260 Sizes

1. General dimensions: Products are specified by their co-ordinating sizes.
2. Timber: Cross section dimensions shown on drawings are:

2.1. Target sizes as defined in BS EN 336 for structural softwood and hardwood sections.

2.2. Finished sizes for non-structural softwood or hardwood sawn and further processed sections.

Documents provided on behalf of employer

410 Additional copies of drawings/ documents

1. Additional copies: Issued free of charge.

440 Dimensions

1. Scaled dimensions: Do not rely on.

450 Measured quantities

1. Ordering products and constructing the Works: The accuracy and sufficiency of the measured quantities is not guaranteed.
2. Precedence: The specification and drawings shall override the measured quantities.

460 The specification

1. Coordination: All sections must be read in conjunction with Main Contract Preliminaries/ General conditions.

Documents provided by contractor/ subcontractors/ suppliers

610 Production information

1. Contractor/ Domestic subcontractor provide:
2. Submit
   2.1. For comment and make any necessary amendments.
   2.2. Sufficient copies of final version for distribution to all affected parties.

630 Technical literature

1. Information: Keep on site for reference by all supervisory personnel:
   1.1. Manufacturers' current literature relating to all products to be used in the Works.
   1.2. Relevant British, EN or ISO Standards.

640 Maintenance instructions and guarantees

1. Components and equipment: Obtain or retain copies, register with manufacturer and hand over on or before completion of the Works.
2. Information location: In Building Manual.
3. Emergency call out services: Provide telephone numbers for use after completion.
4. Document/ data interchange - No Amendments

Ω End of Section

A32
Management of the works

Generally

110 Supervision

1. General: Accept responsibility for coordination, supervision and administration of the Works, including subcontracts.
2. Coordination: Arrange and monitor a programme with each subcontractor, supplier, local authority and statutory undertaker, and obtain and supply information as necessary for coordination of the work.

115 Considerate Constructors Scheme

1. Registration: Before starting work, register the site and pay the appropriate fee.
2. Contact
   - 2.1. Address: Considerate Constructors Scheme Office, PO Box 75, Great Amwell, Ware, Hertfordshire, SG12 0YX.
   - 2.2. Tel: 01920 485959.
   - 2.3. Fax: 01920 485958.
   - 2.4. Free phone: 0800 7831423.
   - 2.5. Web: www.ccscheme.org.uk.
   - 2.6. E mail: enquiries@ccscheme.org.uk.
3. Standard: Comply with the scheme's Code of Considerate Practice.
   - 3.1. Minimum compliance level:

118 Vehicle safety requirements

1. Vehicle equipment: Ensure that all vehicles have the following:
   - 1.1. Audible alert to other road users to the planned movement of the vehicle when the vehicle’s indicators are in operation.
   - 1.2. Prominent signage at the rear of the vehicle to warn cyclists of the dangers of passing the vehicle on the inside.
   - 1.3. Properly adjusted class VI mirror/s or Fresnel lens to eliminate the near side blind spot.
   - 1.4. Side under run guards.
2. Driver training
   - 2.1. Drivers must be trained on vulnerable road user safety through an approved course and hold a current valid Certificate of Competence.
   - 2.2. Drivers must have a valid driving licence and be legally able to drive the vehicle.
3. Scheme membership: Submit evidence of registration with and accreditation to the Fleet Operator Recognition Scheme (FORS)
4. Level of accreditation:
5. Submittal date:

120 Insurance

1. Documentary evidence: Before starting work on site submit details, and/ or policies and receipts for the insurances required by the Conditions of Contract.

130 Insurance claims

1. Notice: If any event occurs which may give rise to any claim or proceeding in respect of loss or damage to the Works or injury or damage to persons or property arising out of the Works, immediately give notice to the employer/ client, the person administering the Contract on their behalf and the Insurers.
2. Failure to notify: Indemnify the employer/ client against any loss, which may be caused by failure to give such notice.

140 Climatic conditions

1. Information: Record accurately and retain:
   1.1. Daily maximum and minimum air temperatures (including overnight).
   1.2. Delays due to adverse weather, including description of the weather, types of work affected and number of hours lost.

150 Ownership

1. Alteration/ clearance work: Materials arising become the property of the Contractor except where otherwise stated. Remove from site as work proceeds.

Programme/ progress

210 Programme

1. Master programme: When requested and before starting work on site, submit in an approved form a master programme for the works, which must include details of:
   1.1. Design, production information and proposals provided by the contractor/ subcontractors/ suppliers, including inspection and checking (see section A31).
   1.2. Planning and mobilization by the contractor.
   1.3. Earliest and latest start and finish dates for each activity and identification of all critical activities.
   1.4. Running in, adjustment, commissioning and testing of all engineering services and installations
   1.5. Work resulting from instructions issued in regard to the expenditure of provisional sums (see section A54)
   1.6. Work by or on behalf of the employer and concurrent with the contract (see section A50). The nature and scope of which, the relationship with preceding and following work and any relevant limitations are suitably defined in the contract documents.
2. Exclusions: Where and to the extent that the programme implications for work which is not so defined are impossible to assess, exclude it and confirm this when submitting the programme.
3. Submit:

230 Submission of programme

1. Further information: Submission of the programme will not relieve the Contractor of the responsibility to advise of the need for further drawings or details or instructions in accordance with the Contract.

240 Notice of commencement of work

1. Part of the work: each section
2. Notice period (minimum): two weeks

250 Monitoring

1. Progress: Record on a copy of the programme kept on site.

2. Avoiding delays: If any circumstances arise which may affect the progress of the Works submit proposals or take other action as appropriate to minimize any delay and to recover any lost time.
3. Key Performance Indicators
   3.1. Details: progress against programme
   3.2. Performance: Record progress against each KPI.
   3.3. Corrective action: If performance falls below target, submit proposals as soon as possible.

260 Site meetings

1. General: Site meetings will be held to review progress and other matters arising from administration of the Contract.
2. Frequency: Every two weeks
3. Location: on site
4. Accommodation: to be held in centre offices or within unit being worked on
5. Attendees: Attend meetings and inform subcontractors and suppliers when their presence is required.
6. Chairperson (who will also take and distribute minutes): Contract Administrator

265 Contractor's progress report

1. General: Submit a progress report at least 2 days before the site meeting.
2. Content: Notwithstanding the Contractor's obligations under the Contract the report must include:
   2.1. A progress statement by reference to the master programme for the Works.
   2.2. Details of any matters materially affecting the regular progress of the Works.
   2.3. Subcontractors' and suppliers' progress reports.
   2.4. Any requirements for further drawings or details or instructions to fulfil any obligations under the Conditions of Contract.

270 Contractor’s site meetings

1. General: Hold meetings with appropriate subcontractors and suppliers shortly before main site meetings to facilitate accurate reporting of progress.

280 Photographs

1. Number of locations: of all working areas
2. Frequency of intervals: before, during and upon completion of the work
3. Image format: jpeg

285 Partial possession by Employer

1. Clause 2.25 of Conditions of Contract: Ensure all necessary access, services and other associated facilities are also complete.

290 Notice of completion

1. Requirement: Give notice of the anticipated dates of completion of the whole or parts of the Works.
2. Associated works: Ensure necessary access, services and facilities are complete.
3. Period of notice (minimum): Two weeks

310 Extensions of time

1. Notice: When a notice of the cause of any delay or likely delay in the progress of the works is given under the contract, written notice must also be given of all other causes which apply concurrently.

2. Details: As soon as possible submit:
   2.1. Relevant particulars of the expected effects, if appropriate, related to the concurrent causes.
   2.2. An estimate of the extent, if any, of the expected delay in the completion of the Works beyond the date for completion.
   2.3. All other relevant information required.

Control of cost

410 Cash flow forecast

1. Submission: Before starting work on site, submit a forecast showing the gross valuation of the Works at the date of each Interim Certificate throughout the Contract period. Base on the programme for the Works.

420 Removal/ replacement of existing work

1. Extent and location: Agree before commencement.
2. Execution: Carry out in ways that minimize the extent of work.

430 Proposed instructions

1. Estimates: If a proposed instruction requests an estimate of cost, submit without delay, and in any case within seven days.
2. Include
   2.1. A detailed breakdown of the cost, including any allowance for direct loss and expense.
   2.2. Details of any additional resources required.
   2.3. Details of any adjustments to be made to the programme for the Works.
   2.4. Any other information as is reasonably necessary to fully assess the implications of issuing such an instruction.
3. Inability to comply: Inform immediately if it is not possible to comply with any of the above requirements.

Ω End of Section

A33
Quality standards/ control

Standards of products and executions

110 Incomplete documentation

1. General: Where and to the extent that products or work are not fully documented, they are to be:
   1.1. Of a kind and standard appropriate to the nature and character of that part of the Works where they will be used.
   1.2. Suitable for the purposes stated or reasonably to be inferred from the project documents.
2. Contract documents: Omissions or errors in description and/ or quantity shall not vitiate the Contract nor release the Contractor from any obligations or liabilities under the Contract.

120 Workmanship skills

1. Operatives: Appropriately skilled and experienced for the type and quality of work.
2. Registration: With Construction Skills Certification Scheme.
3. Verification: When requested, operatives must produce evidence of skills/ qualifications.

130 Quality of products

1. Generally: New. (Proposals for recycled products may be considered).
2. Supply of each product: From the same source or manufacturer.
3. Whole quantity of each product required to complete the Works: Consistent kind, size, quality and overall appearance.
4. Tolerances: Where critical, measure a sufficient quantity to determine compliance.
5. Deterioration: Prevent. Order in suitable quantities to a programme and use in appropriate sequence.

135 Quality of execution

1. Generally: Fix, apply, install or lay products securely, accurately, plumb, neatly and in alignment.
2. Colour batching: Do not use different colour batches where they can be seen together.
3. Dimensions: Check on-site dimensions.
4. Finished work: Not defective, e.g. not damaged, disfigured, dirty, faulty, or out of tolerance.
5. Location and fixing of products: Adjust joints open to view so they are even and regular.

140 Evidence of Compliance

1. Proprietary products: Retain on site evidence that the proprietary product specified has been supplied.
2. Performance specification: Submit evidence of compliance, including test reports indicating:
   2.1. Properties tested.
   2.2. Pass/ fail criteria.
   2.3. Test methods and procedures.
   2.4. Test results.
   2.5. Identity of testing agency.
   2.6. Test dates and times.
   2.7. Identities of witnesses.
   2.8. Analysis of results.

150 Inspections

1. Products and executions: Inspection or any other action must not be taken as approval unless confirmed in writing referring to:
   1.1. Date of inspection.
   1.2. Part of the work inspected.
   1.3. Respects or characteristics which are approved.
   1.4. Extent and purpose of the approval.
   1.5. Any associated conditions.

160 Related work

1. Details: Provide all trades with necessary details of related types of work. Before starting each new type or section of work ensure previous related work is:
   1.1. Appropriately complete.
   1.2. In accordance with the project documents.
   1.3. To a suitable standard.
   1.4. In a suitable condition to receive the new work.
2. Preparatory work: Ensure all necessary preparatory work has been carried out.

170 Manufacturer’s recommendations/ instructions

1. General: Comply with manufacturer's printed recommendations and instructions current on the date of the Invitation to tender.
2. Exceptions: Submit details of changes to recommendations or instructions.
3. Execution: Use ancillary products and accessories supplied or recommended by main product manufacturer.
4. Products: Comply with limitations, recommendations and requirements of relevant valid certificates.

180 Water for the works

1. Mains supply: Clean and uncontaminated.
2. Other: Do not use until:
   2.1. Evidence of suitability is provided.
   2.2. Tested to BS EN 1008 if instructed.

Samples/ approvals

210 Samples

1. Products or executions: Comply with all other specification requirements and in respect of the stated or implied characteristics either:
   1.1. To an express approval.
   1.2. To match a sample expressly approved as a standard for the purpose.

220 Approval of products

1. Submissions, samples, inspections and tests: Undertake or arrange to suit the Works programme.
2. Approval: Relates to a sample of the product and not to the product as used in the Works. Do not confirm orders or use the product until approval of the sample has been obtained.
3. Complying sample: Retain in good, clean condition on site. Remove when no longer required.

230 Approval of execution

1. Submissions, samples, inspections and tests: Undertake or arrange to suit the Works programme.
2. Approval: Relates to the stated characteristics of the sample. (If approval of the finished work as a whole is required this is specified separately). Do not conceal, or proceed with affected work until compliance with requirements is confirmed.
3. Complying sample: Retain in good, clean condition on site. Remove when no longer required.

Accuracy/ setting out generally

320 Setting out

1. General: Submit details of methods and equipment to be used in setting out the Works.
2. Levels and dimensions: Check and record the results on a copy of drawings. Notify discrepancies and obtain instructions before proceeding.
3. Inform: When complete and before commencing construction.

330 Appearance and fit

1. Tolerances and dimensions: If likely to be critical to execution or difficult to achieve, as early as possible either:
   1.1. Submit proposals; or
   1.2. Arrange for inspection of appearance of relevant aspects of partially finished work.
2. General tolerances (maximum): To BS 5606, tables 1 and 2.

340 Critical dimensions

1. Critical dimensions: Set out and construct the Works to ensure compliance with the tolerances stated.

350 Levels of structural floors

1. Maximum tolerances for designed levels to be
   1.1. Floors to be self-finished, and floors to receive sheet or tile finishes directly bedded in adhesive: +/- 10 mm.
   1.2. Floors to receive dry board/ panel construction with little or no tolerance on thickness: +/- 10 mm.
   1.3. Floors to receive mastic asphalt flooring/ underlays directly: +/- 10 mm.
   1.4. Floors to receive mastic asphalt flooring/ underlays laid on mastic asphalt levelling coat(s): +/- 15 mm.
   1.5. Floors to receive fully bonded screeds/ toppings/ beds: +/- 15 mm.
   1.6. Floors to receive unbonded or floating screeds/ beds: +/- 20 mm.

360 Record drawings

1. Site setting out drawing: Record details of all grid lines, setting-out stations, benchmarks and profiles. Retain on site throughout the Contract and hand over on completion.

Services generally

410 Services regulations

1. New or existing services: Comply with the Byelaws or Regulations of the relevant Statutory Authority.

420 Water regulations/ byelaws notification

1. Requirements: Notify Water Undertaker of any work carried out to (or which affects) new or existing services and submit any required plans, diagrams and details.
2. Consent: Allow adequate time to receive Undertaker's consent before starting work. Inform immediately if consent is withheld or is granted subject to significant conditions.

430 Water regulations/ byelaws contractor’s certificate

1. On completion of the work: Submit (copy where also required to the Water Undertaker) a certificate including:
   1.1. The address of the premises.
   1.2. A brief description of the new installation and/ or work carried out to an existing installation.
   1.3. The Contractor's name and address.
   1.4. A statement that the installation complies with the relevant Water Regulations or Byelaws.
   1.5. The name and signature of the individual responsible for checking compliance.
   1.6. The date on which the installation was checked.

435 Electrical installation certificate

1. Submit: When relevant electrical work is completed.
2. Original certificate: To be lodged in the Building Manual.

440 Gas, oil and solid fuel appliance installation certificate

1. Before the completion date stated in the Contract: Submit a certificate stating:
   1.1. The address of the premises.
   1.2. A brief description of the new installation and/ or work carried out to an existing installation.
   1.3. Any special recommendations or instructions for the safe use and operation of appliances and flues.
   1.4. The Contractor's name and address.
   1.5. A statement that the installation complies with the appropriate safety, installation and use regulations.
   1.6. The name, qualification and signature of the competent person responsible for checking compliance.
   1.7. The date on which the installation was checked.
2. Certificate location:

445 Service runs

1. General: Provide adequate space and support for services, including unobstructed routes and fixings.
2. Ducts, chases and holes: Form during construction rather than cut.
3. Coordination with other works: Submit details of locations, types/ methods of fixing of services to fabric and identification of runs and fittings.

450 Mechanical and electrical services

1. Final tests and commissioning: Carry out so that services are in full working order at completion of the Works.
2. Building Regulations notice: Copy to be lodged in the Building Manual.

Supervision/ inspection/ defective work

510 Supervision

1. General: In addition to the constant management and supervision of the Works provided by the Contractor's person in charge, all significant types of work must be under the close control of competent trade supervisors to ensure maintenance of satisfactory quality and progress.
2. Evidence: Submit, including details of the person proposed, their relevant skills training and knowledge; practical experience; qualifications; membership or registration with professional bodies; employment history, work related assessments and management structure.
3. Submittal date:
4. Replacement: Give maximum possible notice before changing person in charge or site agent.

520 Coordination of engineering services

1. Suitability: Site organisation staff must include one or more persons with appropriate knowledge and experience of mechanical and electrical engineering services to ensure compatibility between engineering and the Works generally.
2. Evidence: Submit when requested CVs or other documentary evidence relating to the staff concerned.

530 Overtime working

1. Notice: Prior to overtime being worked, submit details of times, types and locations of work to be done.
   1.1. Minimum period of notice: 1 week
2. Concealed work: If executed during overtime for which notice has not been given, it may be required to be opened up for inspection and reinstated at the Contractor's expense.

540 Defects in existing work

1. Undocumented defects: When discovered, immediately give notice. Do not proceed with affected related work until response has been received.
2. Documented remedial work: Do not execute work which may:
   2.1. Hinder access to defective products or work; or
   2.2. Be rendered abortive by remedial work.

550 Access for inspection

1. Removal: Before removing scaffolding or other facilities for access, give notice of not less than one week.

560 Tests and inspections

1. Timing: Agree and record dates and times of tests and inspections to enable all affected parties to be represented.
2. Confirmation: One working day prior to each such test or inspection. If sample or test is not ready, agree a new date and time.
3. Records: Submit a copy of test certificates and retain copies on site.

580 Continuity of thermal insulation

1. Record and report: Confirm that work to new, renovated or upgraded thermal elements has been carried out to conform to specification. Include:
   1.1. The address of the premises.
   1.2. The Contractor's name and address.

1.3. The name, qualification and signature of the competent person responsible for checking compliance.

1.4. The date on which the installation was checked.

2. Submit: Before completion of the Works.
3. Copy: To be lodged in the building manual.

610 Proposals for rectification of defective products/ executions

1. Proposals: Immediately any work or product is known, or appears, to be not in accordance with the Contract, submit proposals for opening up, inspection, testing, making good, adjustment of the Contract Sum, or removal and re-execution.
2. Acceptability: Such proposals may be unacceptable and contrary instructions may be issued.

620 Measures to establish acceptability

1. General: Wherever inspection or testing shows that the work, materials or goods are not in accordance with the contract and measures (e.g. testing, opening up, experimental making good) are taken to help in establishing whether or not the work is acceptable, such measures:

1.1. Will be at the expense of the Contractor.

1.2. Will not be considered as grounds for revision of the completion date.

630 Quality control

1. Procedures: Establish and maintain to ensure that the Works, including the work of subcontractors, comply with specified requirements.
2. Records: Maintain full records, keep copies on site for inspection, and submit copies on request.
3. Content of records

3.1. Identification of the element, item, batch or lot including location in the Works.

3.2. Nature and dates of inspections, tests and approvals.

3.3. Nature and extent of nonconforming work found.

3.4. Details of corrective action.

Work at or after completion

710 Work before completion

1. General: Make good all damage consequent upon the Works.
2. Temporary markings, coverings and protective wrappings: Remove unless otherwise instructed.
3. Cleaning: Clean the Works thoroughly inside and out, including all accessible ducts and voids. Remove all splashes, deposits, efflorescence, rubbish and surplus materials.
4. Cleaning materials and methods: As recommended by manufacturers of products being cleaned, and must not damage or disfigure other materials or construction.
5. COSHH dated data sheets: Obtain for all materials used for cleaning and ensure they are used only as recommended by their manufacturers.
6. Minor faults: Touch up in newly painted work, carefully matching colour and brushing out edges. Repaint badly marked areas back to suitable breaks or junctions.
7. Moving parts of new work: Adjust, ease and lubricate as necessary to ensure easy and efficient operation, including doors, windows, drawers, ironmongery, appliances, valves and controls.

720 Security at completion

1. General: Leave the Works secure with, where appropriate, all accesses closed and locked.
2. Keys: Account for and adequately label all keys, and hand over together with an itemized schedule, retaining duplicate schedule signed as a receipt.

730 Making good defects

1. Remedial work: Arrange access with Contract Administrator.
2. Rectification: Give reasonable notice for access to the various parts of the Works.
3. Completion: Notify when remedial works have been completed.

Ω End of Section

A34
Security/ safety/ protection

Security, health and safety

110 Pre-construction information

1. Location: Integral with the project Preliminaries, including but not restricted to the following sections:
   1.1. Description of project: Sections A10 and A11.
   1.2. Client's consideration and management requirements: Sections A12, A13 and A36.
   1.3. Environmental restrictions and on-site risks: Section A12, A35 and A34.
   1.4. Significant design and construction hazards: Section A34.
   1.5. The health and safety file: Section A37.

120 Execution hazards

1. Common hazards: Not listed. Control by good management and site practice.
2. Significant hazards: refer to preconstruction information

130 Product hazards

1. Hazardous substances: Site personnel levels must not exceed occupational exposure standards and maximum exposure limits stated in the current version of HSE document EH40: 'Workplace Exposure Limits'.
2. Common hazards: Not listed. Control by good management and site practice.
3. Significant hazards: Specified construction materials include the following:
   3.1. Hazard: Refer to preconstruction information

140 Construction phase health and safety plan

1. Submission: Present to the employer/ client no later than 2 weeks before contract commencement.
2. Confirmation: Do not start construction work until the employer has confirmed in writing that the construction phase health and safety plan includes the procedures and arrangements required by the CDM Regulations.
3. Content: Develop the plan from, and draw on, the outline construction phase health and safety plan, clause A30/570, and the pre-tender health and safety plan/ pre-construction information.

150 Security

1. Protection: Safeguard the site, the Works, products, materials, and any existing buildings affected by the Works from damage and theft.
2. Access: Take all reasonable precautions to prevent unauthorized access to the site, the Works and adjoining property.
3. Special requirements:

160 Stability

1. Responsibility: Maintain the stability and structural integrity of the works and adjacent structures during the contract.
2. Design loads: Obtain details, support as necessary and prevent overloading.

170 Occupied premises

1. Extent: Existing buildings will be occupied and/ or used during the contract as follows: …….

2. Works: Carry out without undue inconvenience and nuisance and without danger to occupants and users.
3. Overtime: If compliance with this clause requires certain operations to be carried out during overtime, and such overtime is not required for any other reason, the extra cost will be allowed, provided that such overtime is authorized in advance.

210 Safety provisions for site visits

1. Safety: Submit details in advance of safety provisions and procedures (including those relating to materials, which may be deleterious), which will require their compliance when visiting the site.
2. Protective clothing and/ or equipment: Provide and maintain on site for visitors to the-site.

Protect against the following

310 Explosives

1. Use: Not permitted.

330 Noise and vibration

1. Standard: Comply with the recommendations of BS 5228-1, in particular clause 7.3, to minimize noise levels during the execution of the Works.
2. Equipment: Fit compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles.
3. Restrictions: Do not use:
   3.1. Percussion tools and other noisy appliances without consent during the hours of: TBC
   3.2. Radios or other audio equipment or permit employees to use in ways or at times that may cause nuisance.

340 Pollution

1. Prevention: Protect the site, the works and the general environment (including the atmosphere, land, streams and waterways) against pollution.
2. Contamination: If pollution occurs, report immediately, including to the appropriate authorities, and provide relevant information.

350 Pesticides

1. Use: Not permitted.

360 Nuisance

1. Duty: Prevent nuisance from smoke, dust, rubbish, vermin and other causes.
2. Surface water: Prevent hazardous build-up on-site, in excavations and to surrounding areas and roads.

370 Asbestos containing materials

1. Duty: Report immediately any suspected materials discovered during execution of the works.
   1.1. Do not disturb.
   1.2. Agree methods for safe removal or encapsulation.

371 Dangerous or hazardous substances

1. Duty: Report immediately suspected materials discovered during execution of the works.
   1.1. Do not disturb.
   1.2. Agree methods for safe removal or remediation.

375 Antiquities

1. Duty: Report immediately any fossils, antiquities and other objects of interest or value discovered during execution of the works.
2. Preservation: Keep objects in the exact position and condition in which they were found.
3. Special requirements:

380 Fire prevention

1. Duty: Prevent personal injury or death, and damage to the Works or other property from fire.
2. Standard: Comply with Joint Code of Practice 'Fire Prevention on Construction Sites', published by Construction Industry Publications and The Fire Protection Association (The 'Joint Fire Code').

390 Smoking on-site

1. Smoking on-site: Not permitted.

400 Burning on-site

1. Burning on-site: Not permitted.

410 Moisture

1. Wetness or dampness: Prevent, where this may cause damage to the Works.
2. Drying out: Control humidity and the application of heat to prevent:
   2.1. Blistering and failure of adhesion.
   2.2. Damage due to trapped moisture.
   2.3. Excessive movement.

420 Infected timber/ Contaminated materials

1. Removal: Where instructed to remove material affected by fungal/ insect attack from the building, minimize the risk of infecting other parts of the building.
2. Testing: carry out and keep records of appropriate tests to demonstrate that hazards presented by concentrations of airborne particles, toxins and other microorganisms are within acceptable levels.

430 Waste

1. Waste: Includes rubbish, debris, spoil, containers and packaging, and surplus material requiring disposal.
2. Requirement: Minimize production and prevent accumulation of waste. Keep the site and works clean and tidy. Clean out voids and cavities in the construction before closing.
3. Disposal: Collect and store in suitable containers. Remove from site and dispose of in a safe and competent manner, as approved and directed by the waste regulation authority.
4. Recyclable material: Sort and dispose of at a materials recycling facility approved by the waste regulation authority.
5. Documentation: Retain on-site.

440 Electromagnetic interference

1. Duty: Prevent excessive electromagnetic disturbance to apparatus outside the site.

450 Laser equipment

1. Construction laser equipment: Install, use and store in accordance with BS EN 60825-1 and the manufacturer's instructions.

2. Class 1 or Class 2 laser equipment: Ensure laser beam is not set at eye level and is terminated at the end of its useful path.
3. Class 3R and Class 3B laser equipment: Do not use without approval and subject to submission of a method statement on its safe use.

460 Powder actuated fixing systems

1. Use: Not permitted.

470 Invasive species

1. General: Prevent the spread of species (e.g. plants or animals) that may adversely affect the site or works economically, environmentally or ecologically.
2. Special precautions:
3. Duty: Report immediately any suspected invasive species discovered during execution of the works.
   3.1. Do not disturb.
   3.2. Agree methods for safe eradication or removal.

Protect the following

510 Existing services

1. Confirmation: Notify all service authorities, statutory undertakers and/ or adjacent owners of proposed works not less than one week before commencing site operations.
2. Identification: Before starting work, check and mark positions of utilities/ services. Where positions are not shown on drawings obtain relevant details from service authorities, statutory undertakers or other owners.
3. Work adjacent to services
   3.1. Comply with service authority's/ statutory undertaker's recommendations.
   3.2. Adequately protect, and prevent damage to services: Do not interfere with their operation without consent of service authorities/ statutory undertakers or other owners.
4. Identifying services
   4.1. Below ground: Use signboards, giving type and depth;
   4.2. Overhead: Use headroom markers.
5. Damage to services: If any results from execution of the Works:
   5.1. Immediately give notice and notify appropriate service authority/ statutory undertaker.
   5.2. Make arrangements for the work to be made good without delay to the satisfaction of service authority/ statutory undertaker or other owner as appropriate.
   5.3. Any measures taken to deal with an emergency will not affect the extent of the Contractor's liability.
6. Marker tapes or protective covers: Replace, if disturbed during site operations, to service authority's/ statutory undertakers recommendations.

520 Roads and footpaths

1. Duty: Maintain roads and footpaths within and adjacent to the site and keep clear of mud and debris.
2. Damage caused by site traffic or otherwise consequent upon the Works: Make good to the satisfaction of the Employer, Local Authority or other owner.

555 Wildlife species and habitats

1. General: Safeguard the following: …….

2. Protected habitats and species: Upon discovery immediately advise. Do not proceed until instruction is received.
3. Education: Ensure that employees and visitors to the site receive suitable instruction and awareness training.

560 Existing features

1. Protection: Prevent damage to existing buildings, fences, gates, walls, roads, paved areas and other site features, which are to remain in position during execution of the Works.
2. Special requirements:

570 Existing work

1. Protection: Prevent damage to existing work, structures or other property during the course of the work.
2. Removal: Minimum amount necessary.
3. Replacement work: To match existing.

580 Building interiors

1. Protection: Prevent damage from exposure to the environment, including weather, flora, fauna, and other causes of material degradation during the course of the work.

600 Existing furniture, fittings and equipment

1. Protection: Prevent damage or move as necessary to enable the Works to be executed. Reinstate in original positions.

620 Adjoining property

1. Permission: Obtain as necessary from other owners if requiring to erect scaffolding on or otherwise use adjoining property.

625 Adjoining property restrictions

1. Precautions
   1.1. Prevent trespass of workpeople and take precautions to prevent damage to adjoining property.
   1.2. Pay all charges.
   1.3. Remove and make good on completion or when directed.
2. Damage: Bear cost of repairing damage arising from execution of the Works.

630 Existing structures

1. Duty: Check proposed methods of work for effects on adjacent structures inside and outside the site boundary.
2. Supports: During execution of the Works:
   2.1. Provide and maintain all incidental shoring, strutting, needling and other supports as may be necessary to preserve stability of existing structures on the site or adjoining that may be endangered or affected by the Works.
   2.2. Do not remove until new work is strong enough to support existing structure.
   2.3. Prevent overstressing of completed work when removing supports.
3. Adjacent structures: Monitor and immediately report excessive movement.
4. Standard: Comply with BS 5975 and BS EN 12812.

640 Materials for recycling/ reuse

1. Duty: Sort and prevent damage to stated products or materials, clean off bedding and jointing materials and other contaminants.
2. Storage: Stack neatly and protect until required by the Employer or for use in the Works as instructed.

Ω End of Section

A37
Operation/ maintenance of the finished works

Generally

115 The Health and Safety File

1. Responsibility: the contractor
2. Content: Obtain and provide the following information: details of work carried out, products used, hazards not eliminated, H&S information, location of services .
3. Format: electronic
4. Delivery to: principle designer By (date): practical completion.

120 Content of the building manual part 1: General

1. Content: Obtain and Provide the following, including all relevant details not included in other parts of the manual:
2. Index: list the constituent parts of the manual, together with their location in the document.
3. The Works
   - 3.1. Description of the buildings and facilities.
   - 3.2. Ownership and tenancy, where relevant
   - 3.3. Health and Safety information – other than that specifically required by the Construction (Design and Management) Regulations.
4. The Contract
   - 4.1. Names and addresses and contact details of all significant consultants, contractors, subcontractors, suppliers and manufacturers.
   - 4.2. Overall design criteria.
   - 4.3. Environmental performance requirements
   - 4.4. Relevant authorities, consents and approvals.
   - 4.5. Third party certification, such as those made by “competent” persons in accordance with the Building Regulations
5. Operational requirements and constraints of a general nature
   - 5.1. Maintenance contracts and contractors.
   - 5.2. Fire safety strategy for the buildings and the site. Include drawings showing emergency escape and fire appliance routes, fire resisting doors location of emergency alarm and fire fighting systems, services, shut off valves switches, etc.
   - 5.3. Emergency procedures and contact details in case of emergency.
   - 5.4. Other specific requirements:
6. Description and location of other key documents.
7. Timescale for completion:

130 Content of the building manual part 2: Building fabric

1. Content: Obtain and Provide the following, including all relevant details not included in other parts of the manual:
2. Detailed design criteria, including
   - 2.1. Floor and roof loadings.
   - 2.2. Durability of individual components and elements.
   - 2.3. Loading restrictions.
   - 2.4. Insulation values.

2.5. Fire ratings.

2.6. Other relevant performance requirements.

3. Construction of the building

3.1. A detailed description of methods and materials used.

3.2. As-built drawings recording the construction, together with an index.

3.3. Information and guidance concerning repair, renovation or demolition/ deconstruction.

4. Periodic building maintenance guide chart.

5. Inspection reports.

6. Manufacturer's instructions index, including relevant COSHH data sheets and recommendations for cleaning, repair and maintenance of components.

7. Fixtures, fittings and components schedule and index.

8. Guarantees, warranties and maintenance agreements – obtain from manufacturers, suppliers and subcontractors.

9. Test certificates and reports required in the specification or in accordance with legislation, including

9.1. Air permeability.

9.2. Resistance to passage of sound.

9.3. Continuity of insulation.

9.4. Electricity and Gas safety.

140 Content of the building manual part 3: Building services

1. Content: Obtain and Provide the following, including all relevant details not included in other parts of the manual:

2. Detailed design criteria and description of the systems, including

2.1. Services capacity, loadings and restrictions

2.2. Services instructions.

2.3. Services log sheets.

2.4. Manufacturers' instruction manuals and leaflets index.

2.5. Fixtures, fittings and component schedule index.

3. Detailed description of methods and materials used.

4. As-built drawings for each system recording the construction, together with an index, including

4.1. Diagrammatic drawings indicating principal items of plant, equipment and fittings

4.2. Record drawings showing overall installation

4.3. Schedules of plant, equipment, valves, etc. describing location, design performance and unique identification cross referenced to the record drawings.

4.4. Identification of services – a legend for colour coded services.

5. Product details, including for each item of plant and equipment

5.1. Name, address and contact details of the manufacturer.

5.2. Catalogue number or reference

5.3. Manufacturer's technical literature, including detailed operating and maintenance instructions.

5.4. Information and guidance concerning dismantling, repair, renovation or decommissioning.

6. Operation: A description of the operation of each system, including:

6.1. Starting up, operation and shutting down

6.2. Control sequences

6.3. Procedures for seasonal changeover

6.4. Procedures for diagnostics, troubleshooting and faultfinding.

7. Guarantees, warranties and maintenance agreements – obtain from manufacturers, suppliers and subcontractors.
8. Commissioning records and test certificates list for each item of plant, equipment, valves, etc. used in the installations – including
   8.1. Electrical circuit tests.
   8.2. Corrosion tests.
   8.3. Type tests.
   8.4. Work tests.
   8.5. Start and commissioning tests.
9. Equipment settings: Schedules of fixed and variable equipment settings established during commissioning.
10. Preventative maintenance: Recommendations for frequency and procedures to be adopted to ensure efficient operation of the systems
11. Lubrication: Schedules of all lubricated items
12. Consumables: A list of all consumable items and their source.
13. Spares: A list of recommended spares to be kept in stock, being those items subject to wear and tear or deterioration and which may involve an extended delivery time when replacements are required.
14. Emergency procedures for all systems, significant items of plant and equipment.
15. Annual maintenance summary chart.

150 Content of the building manual part 4: the Health and Safety File

1. Content: obtain and provide the following, including all relevant details not included in other parts of the manual, including:
   1.1. residual hazards and how they have been dealt with
   1.2. hazardous materials used
   1.3. information regarding the removal or dismantling of installed plant and equipment
   1.4. health and safety information about equipment provided for cleaning or maintaining the structure;
   1.5. the nature, location and markings of significant services,
   1.6. information and as-built drawings of the structure, its plant and equipment
2. Timescale for completion: at PC
3. Submit to: the contract administrator

151 Content of the building manual part 5: the building user guide

1. Content: Obtain and provide the following:
   1.1. Building services information.
   1.2. Emergency information.
   1.3. Energy & environmental strategy.
   1.4. Water use.
   1.5. Transport facilities.
   1.6. Materials & waste policy.
   1.7. Re-fit/ re-arrangement considerations.
   1.8. Reporting provision.
   1.9. Training.
   1.10. Links & references.

160 Presentation of building manual

1. Format: A4 size, plastics covered, loose leaf, four ring binders with hard covers, each indexed, divided and appropriately cover titled.
2. Selected drawings needed to illustrate or locate items mentioned in the Manual: Where larger than A4, to be folded and accommodated in the binders so that they may be unfolded without being detached from the rings.
3. As-built drawings: The main sets may form annexes to the Manual.

220 Training

1. Objective: Before Completion, explain and demonstrate to designated maintenance staff the purpose, function and operation of the installations including items and procedures listed in the Building Manual.

230 Spare parts

1. General: Before Completion submit a priced schedule of spare parts that the Contractor recommends should be obtained and kept in stock for maintenance of the services installations.
2. Content: Include in the priced schedule for:
   2.1. Manufacturers' current prices, including packaging and delivery to site.
   2.2. Checking receipts, marking and numbering in accordance with the schedule of spare parts.
   2.3. Referencing to the plant and equipment list in Part 3 of the Building Manual.
   2.4. Painting, greasing, etc. and packing to prevent deterioration during storage.
3. Latest date for submission:

250 Tools

1. General: Provide tools and portable indicating instruments for the operation and maintenance of all services plant and equipment (except any installed under Named Subcontracts) together with suitable means of identifying, storing and securing.
2. Quantity: Two complete sets.
3. Time of submission: At completion.

Ω End of Section

Specification created using NBS Chorus

3B MATERIALS AND WORKMANSHIP

Generally

a) The workmanship and materials are to be read and interpreted in conjunction with the drawings and all the sections of the specification and the contractor shall allow for compliance with this in his quotation.
b) If the contractor has any doubts about the materials specified or their particular use or wishes to use alternative materials to those specified, he shall contact the surveyors in writing for a decision. The surveyor's decisions shall also be in writing and will be final.

Goods, Materials and Workmanship

Goods, materials and workmanship shall be of good and substantial quality and the best of their respective kinds. They are to be to the satisfaction of the surveyor and those for which there is a British Standard code of practice shall comply with the latest issue code at the time of tendering.

The contractor shall comply with British Standard 8000 workmanship on building sites in particular:-

- Part 1 1983 - Code of practice for excavation and filling.
- Part 2 - Code of practice for concrete work.
- Section 2.2 1990 mixing and transporting cement.
- Section 2.2 1990 site work with in-suit and precast concrete.
- Part 3 1989 – Code of practice for masonry.
- Part 4 1989 – Code of practice for waterproofing.
- Part 5 1990 – Code of practice for carpentry, joinery and general fixings.
- Part 6 – Code of practice for slating and tiling of roof and claddings.
- Part 7 – Code of practise for glazing
- Part 13 1989 – Code of practice for above drainage and sanitary appliances.
- Part 14 1989 – Code of practice for below ground drainage.

The surveyor reserves the right to require any workmanship or defective materials to be pulled down, replaced or otherwise made good if in his opinion they are unsatisfactory.

The contractor shall carry out everything necessary for the proper execution of the works whether or not shown on the drawings or described in this specification.

Proprietary Products

The contractor shall handle, store, prepare and use or fix each product in accordance with the manufacturer's current printed or written recommendations/instructions.

The contractor shall inform the Project Manager if these conflict with any other specified requirements and shall submit copies to the Project Manager when requested.

The tender shall be deemed to be based on the products specified and recommendations on their use as described in the manufacturer's literature current at date of issue of tender documents.

The contractor shall obtain confirmation from manufacturers that the products specified and recommendations on their use have not been changed since that time.

Where such change has occurred, the contractor shall inform the Project Manager and shall not place orders for or use the affected products without further instructions.

Where British Board of Agreement certified products are used the contractor shall comply with the limitations, recommendations and requirements of the relevant valid certificates.

Checking Compliance of Products

The contractor shall check all delivery tickets, labels, identification marks and where appropriate, the products themselves to ensure that all products comply with the project documents. Where different types of any product are specified the contractor shall check to ensure that the correct type is being used in each location. In particular, the contractor shall check that:-

- The sources, types, qualities, finishes and colours are correct and match any approved samples.
- All accessories and fixings are correct and which should be supplied with the goods have been supplied.
- Sizes and dimensions are correct. Where tolerances of components are critical, measure a sufficient quantity to ensure compliance.
- The delivered quantities are correct, to ensure that shortages do not cause delays in work.
- The products are clean, undamaged and otherwise in good condition.
- Any products which have a limited shelf life are not out of date.

Protection of Products

The contractor shall:-

- Prevent any over stressing, distortion and any other type of physical damage.
- Keep clean and free from contamination.
- Prevent staining, chipping, scratching or other disfigurement, particularly of products exposed to view in the finished works.
- Keep dry and in a suitably low humidity atmosphere to prevent premature setting, moisture movement and similar defects. Where appropriate, store off the ground and allow free air movement around and between stored products.
- Prevent excessively high or low temperatures and rapid changes of temperature in the products.
- Protect adequately from rain, damp, frost, sun and other elements as appropriate. Ensure that products are at a suitable temperature and moisture content at time of use.
- Ensure that sheds and covers are of ample size, in good waterproof condition and well secured.
- Keep different types and grades of products separately and adequately identified.
- As far as possible, keep products in their original wrappings, packings or containers until immediately before they are used.
- Whenever possible retain protective wrappings after fixing and until shortly before practical completion.
- Ensure that protective measures are fully compatible with and not prejudicial to the products/materials.

Suitability of Related Work and Conditions

The contractor shall ensure that all trades are provided with necessary details of related types of work.

Before starting each new type or section of work the contractor shall ensure that:-

- Previous related work is appropriately complete, in accordance with the project documents to a suitable standard and in a suitable condition to receive the new work.
- All necessary preparatory work has been carried out including provision for services, openings, supports, fixings, damp proofing, priming and sealing.
- The environmental conditions are suitable, particularly that the building is suitably weathertight when internal components, services and finishes are installed.

General Quality of Workmanship

Operatives must be appropriately skilled and experienced for the type and quality of work.

The contractor shall:-

- Take all necessary precautions to prevent damage to the work from frost, rain and other hazards.
- Inspect components and products carefully before fixing or using and reject any which are defective.
- Fix or lay securely, accurately and in alignment.
- Where not specified otherwise, select fixing and jointing methods and types, sizes and spacing of fasteners in compliance with relevant British standards.
- Provide suitable type packing, screwed and bolted fixing points to take up tolerances and prevent distortion. Fixings not to be over tightened.
- Adjust location and fixing of components and products so that joints which are to be finished with mortar or sealant or otherwise left open to view are even and regular.
- Ensure that all moving parts operate properly and freely. Prefinished components and products are not to be cut, ground or planed to remedy binding or poor fit without approval.

Carter Jonas LLP

North Somerset Council

High Street Units Refurbishment - The Sovereign Shopping Centre, WSM

Work Sections v2

05-02-2024

Contents

C41
Repairing/ renovating/ conserving masonry

Generally/ preparation

110 Scope of work

1. Schedule: Refer to schedule of work
2. Records of masonry to be repaired: Before starting work, use measurements and photographs as appropriate to record bonding patterns, joint widths, special features, etc.
3. Identification of masonry units to be removed, replaced or repaired: Mark clearly, but not indelibly, on face of masonry units or parts of units to be cut out and replaced. Transcribe markings to drawings/ photographs.

120 Site inspection

1. Purpose: To confirm type and extent of repair/ renovation/ conservation work shown on drawings and described in survey reports and schedules of work.
2. Parties involved: CA & Contractor
3. Timing: at contract commencement

125 Removal of fittings/ fixtures

1. Items to be removed, and reinstated on completion of repair work:
   1.1. Identification: Attach labels or otherwise mark items using durable, non-permanent means, to identify location and describe refixing instructions, where applicable.
   1.2. Treatment following removal:
   1.3. Storage: Protect against damage, and store until required.
   1.4. Reinstatement: Refit in original locations using original installation methods.
2. Masonry fabric and surfaces: Do not damage during removal and replacement of fittings/ fixtures.

130 Removal of plant growths from masonry

1. Plants, root systems and associated soil/ debris: Carefully remove from joints, voids and facework.
2. Removal of roots: Where growths cannot be removed completely without disturbing masonry seek instructions.
3. Unwanted plants close to masonry: Where removal of root system is not possible or desirable, cut through stem as close to the ground as possible. Remove bark from stump and apply herbicide paste. Leave stump to wither.

140 Record of work

1. General: Record work carried out to masonry clearly and accurately using written descriptions, sketches, drawings and photographs, as necessary.

Workmanship generally

150 Power tools

1. Usage for removal of mortar: Permitted only with prior approval

160 Protection of masonry units and masonry

1. Masonry units: Prevent overstressing during transit, storage, handling and fixing. Store on level bearers clear of the ground, separated with resilient spacers. Protect from adverse weather and

keep dry. Prevent soiling, chipping and contamination. Lift units at designed lifting points, where provided.

2. Masonry: Prevent damage, particularly to arrises, projecting features and delicate, friable surfaces. Prevent mortar/ grout splashes and other staining and marking on facework. Protect using suitable nonstaining slats, boards, tarpaulins, etc. Remove protection on completion of the work.

165 Structural stability

1. General: Maintain stability of masonry. Report defects, including signs of movement that are exposed or become apparent during the removal of masonry units.

170 Disturbance to retained masonry

1. Retained masonry in the vicinity of repair works: Disturb as little as possible.
2. Existing retained masonry: Do not cut or adjust to accommodate new or reused units.
3. Retained loose masonry units and those vulnerable to movement during repair works: Prop or wedge so as to be firmly and correctly positioned.

180 Workmanship

1. Skill and experience of site operatives: Appropriate for types of work on which they are employed.
   1.1. Documentary evidence: Submit on request.

185 Adverse weather

1. General: Do not use frozen materials or lay masonry units on frozen surfaces.
2. Air temperature: Do not bed masonry units or repoint:
   2.1. In cement gauged mortars when ambient air temperature is at or below 3°C and falling or unless it is at least 1°C and rising, unless mortar has a minimum temperature of 4°C when laid and the masonry is adequately protected.
   2.2. In hydraulic lime:sand mortars when ambient air temperature is at or below 5°C and falling or unless it is at least 3°C and rising.
   2.3. In nonhydraulic lime:sand mortars in cold weather, unless approval is given.
3. Temperature of the work: Maintain above freezing until mortar has fully set.
4. Rain, snow and dew: Protect masonry by covering during precipitation, and at all times when work is not proceeding.
5. Hot conditions and drying winds: Prevent masonry from drying out rapidly.
6. New mortar damaged by frost: Rake out and replace.

Material/ production/ accessories

210 Advance registration

1. Material registered in advance by the Employer: Obtain from the supplier named in Preliminaries section A56.
   1.1. Ordering: Supersede the Employer's registration and take over responsibility by an order to the supplier covering price, supply and delivery to suit the progress of the work.

215 Material samples

1. Representative samples of designated materials: Submit before placing orders.
   1.1. Designated materials:
2. Retention of samples: Unless instructed otherwise, retain samples on-site for reference. Protect from damage and contamination.

220 Recording profiles

1. Profiles: Take measurements from existing masonry units, as instructed, to allow accurate matching of replacements.
2. Recording in situ: If there are no suitable joints to allow use of inserts, seek instructions.
3. Drawings and templates: Prepare as necessary. Templates must be clearly and indelibly marked to identify use and location.

230 Inspection of drawings, templates, casts, etc.

1. Timing: Before starting production of masonry units associated with the following items: …….
2. Period of notice (minimum):

260 Bricks

1. Standard: To BS EN 771-1.

Dismantling/ rebuilding

310 Dismantling masonry for reuse

1. Masonry units to be reused: Remove carefully and in one piece.
   1.1. Treatment: Clean off old mortar, organic growths and dirt, and leave units in a suitable condition for rebuilding.
   1.2. Identification: Mark each unit clearly and indelibly on a concealed face, indicating its original position in the construction. Transcribe makings to drawings/ photographs.

Replacements and insertions

330 Preparation for replacement masonry

1. Defective material: Carefully remove to the extent agreed. Do not disturb, damage or mark adjacent retained masonry.
2. Existing metal fixings, frame members, etc.: Report when exposed.
3. Redundant metal fixings: Remove.
4. Recesses: Remove projections and loose material; leave joint surfaces in a suitable condition to receive replacement units. Protect from adverse weather if units are not to be placed immediately.

365 Replacement of bricks

1. Description: As per SoW
2. Bricks: To match existing
3. Mortar: As per SoW

390 Grouting joints

1. Grout mix: As per SoW
2. Joints that cannot be fully filled with bedding mortar: Grout thoroughly around replacement masonry units.
3. Grouting: Keep grout back from exposed face to allow for the depth of pointing, using an approved temporary sealing material. Prevent grout staining exposed face.

410 Corroded fixings

1. Removal: Cut out carefully, causing the least possible disturbance to surrounding masonry. Remove associated rust debris.
2. Replacement: Compatible fixings

Tooling/ dressing stone in situ

450 Weathering ledges at joints

1. Locations: Where stones project or are recessed.
2. Requirement: Carefully weather the ledge, to approval.
3. Method: Suitably graded carborundum blocks or tooling as appropriate.

455 Descaling stone

1. Requirement: Carefully remove loose scaling and powdering from stones to the extent agreed.
2. Method: Suitable bristle brushes or carborundum blocks. Do not use wire brushes.

458 Redressing stone

1. Requirement: Carefully dress back stones to the extent agreed.
2. Method: Suitably graded carborundum blocks or tooling as appropriate.

Mortar repairs

510 Preparation for mortar repairs

1. Repair area: Scribe area of masonry to be removed using straight horizontal and vertical lines parallel to joints. Where repair area abuts joints, maintain existing joint widths and do not bridge joints.
2. Decayed masonry: Cut back carefully to a minimum depth of 20 mm to a sound background. Where the depth of removal exceeds 50 mm, seek instructions.
3. Precautions: Do not weaken masonry by removing excessive material. Do not damage adjacent masonry.
4. Top and vertical reveals of repair area: Undercut.

515 Reinforcement for mortar repairs

1. Material: Austenitic stainless steel, phosphor bronze or copper alloy wire
2. Armatures: Form to suit profiles of mortar repair and provide effective reinforcement.
3. Cover to reinforcement: Not less than 18 mm.
4. Installation: Drill holes into background to receive reinforcement, and bond firmly with a suitable epoxy resin.

540 Applying mortar

1. Surfaces to receive mortar: Clean, and free from dust and debris. Dampen to control suction.
2. Applying coats: Build up in layers to specified thickness. Apply mortar firmly, ensuring good adhesion with no voids. Form a mechanical key to undercoats by combing or scratching to produce evenly spaced lines.
3. Allow each layer to achieve an initial set before applying subsequent coats. Prevent each layer from drying out rapidly by covering immediately with plastics sheeting and/ or dampening intermittently with clean water.
4. Finishing mortar coat: Form accurately to required planes/ profiles, and finish flush with adjacent masonry.
5. Protection: Protect completed repairs from adverse weather until mortar has set.

550 Scraped finish to mortar repairs

1. Procedure: Finish final coat of repair mortar proud of existing masonry face. When mortar is set, but not too hard, scrape back to required face line using fine saw blade or other suitable means, to achieve required finish.

555 Float finish to mortar repairs

1. Procedure: Use a wood float and/ or a felt faced float to give an even overall texture. Do not use steel floats.

Crack repairs/ ties/ reinforcement

Pointing/ repointing

810 Preparation for repointing

1. Existing mortar: Working from top of wall downwards, remove mortar carefully, without damaging adjacent masonry or widening joints, to a minimum depth of 30 mm.
    1.1. Loose or friable mortar: Seek instructions when mortar beyond specified recess depth is loose or friable and/ or if cavities are found.
2. Raked joints: Remove dust and debris.

840 Pointing with tools/ Irons

1. General: Press mortar well into joints using pointing tools/ irons that fit into the joints, so that they are fully filled.
2. Face of masonry: Keep clear of mortar. Use suitable temporary adhesive tape on each side of joints where necessary. Finish joints neatly.

850 Pointing with injection mortar

1. General: Inject mortar into joints so that they are fully filled with no voids.
2. Face of masonry: Keep clear of mortar. Finish joints neatly.

860 Brushed finish to joints

1. Timing: After initial mortar set has taken place remove laitance and excess fines by brushing, to give a coarse texture. Do not compact mortar.

Ω End of Section

C51
Repairing/ renovating/ conserving timber

General

110 Inspection

1. Purpose: To confirm nature and extent of repair/ renovation/ conservation work shown on drawings, and described in survey reports and schedules of work.

150 Timber procurement

1. Timber (including timber for wood-based products): Obtained from well-managed forests and/ or plantations in accordance with:
   1.1. The laws governing forest management in the producer country or countries.
   1.2. International agreements such as the Convention on International Trade in Endangered Species of wild fauna and flora (CITES).
2. Documentation: Provide either in accordance with the chain of custody certification scheme requirements:
   2.1. documentary evidence (that has been or can be independently verified) regarding the provenance of all timber supplied; or
   2.2. evidence that suppliers have adopted and are implementing a formal environmental purchasing policy for timber and wood-based products.

Structural repairs/ alterations

250 Timber section repairs – external splice

1. Defective timber: Cut out to clean, regular profile.
2. Replacement timber: to match existing
3. Splice plates

Products

360 Softwood for joinery repairs

1. Description: As per SoW
2. Species: As per SoW
3. Quality: Generally to BS EN 942; free from decay and insect attack (except pinhole borers).

370 Hardwood for joinery repairs

1. Description: As per SoW
2. Species: As per SoW
3. Quality: Generally to BS EN 942; free from decay and insect attack (except pinhole borers).

Execution

600 Workmanship

1. Skill and experience of site operatives: Appropriate for types of work on which they are employed.
   1.1. Documentary evidence: Submit on request.

610 Temporary supports/ propping

1. General: Provide adequate temporary support at each stage of repair work to prevent damage, overstressing or uncontrolled collapse of any part of the structure.
2. Bearings for temporary supports/ propping: Suitable to carry loads throughout repair operations.

620 Protection of timber and wood components before and during installation

1. Storage: Keep dry, under cover, clear of the ground and with good ventilation. Support sections/ components on regularly spaced, level bearers on a dry, firm base.
2. Handling: Do not overstress, distort or disfigure sections or components during transit, storage, lifting, erection or fixing.

630 Material samples

1. Representative samples of designated materials: Submit before placing orders.
    1.1. Designated materials:

650 Dimensions generally

1. Site dimensions: Take as necessary before starting fabrication.
    1.1. Discrepancies with drawings: Report without delay and obtain instructions before proceeding.

660 Cross section dimensions of structural softwood and hardwood

1. Dimensions: Dimensions in this specification and shown on drawings are target sizes as defined in BS EN 336.
2. Tolerances: The tolerance indicators (T1) and (T2) specify the maximum permitted deviations from target sizes as stated in BS EN 336, clause 4.3:
    2.1. Tolerance class 1 (T1) for sawn surfaces.
    2.2. Tolerance class 2 (T2) for further processed surfaces.

665 Cross section dimensions of non-structural softwood

1. Dimensions: Dimensions in this specification and shown on drawings are finished sizes.
2. Maximum permitted deviations from finished sizes: As stated in BS EN 1313-1, clause 6 for sawn sections.

670 Cross section dimensions of non-structural hardwood

1. Dimensions: Dimensions in this specification and shown on drawings are finished sizes.
2. Maximum permitted deviations from finished sizes: As stated in BS EN 1313-2:
    2.1. Clause 6 for sawn sections.
    2.2. Clause NA.3 for further processed sections.

690 Processing treated timber

1. Cutting and machining: Carry out as much as possible before treatment.
2. Extensively processed timber: Retreat timber sawn lengthways, thicknessed, planed, ploughed, etc.
3. Surfaces exposed by minor cutting and/ or drilling: Treat with two flood coats of a solution recommended by main treatment solution manufacturer.

700 Wood components – as delivered finish

1. Components to be painted:

2. Components to be clear finished:

720 Temporary removal and reinstatement of fittings/ fixtures

1. Items to be removed, and reinstated on completion of repair work
   1.1. Identification: Attach labels or otherwise mark items using durable, non-permanent means, to identify location and refixing instructions, where applicable.
   1.2. Storage: Protect against damage, and store until required.
      1.2.1. Storage location:
   1.3. Reinstatement: Refit in original locations using original installation methods.
2. Items unsuitable or not required for reuse: Obtain instructions regarding disposal.

730 Partial removal of existing decorative/ protective finish

1. Description: as per SoW
2. Extent: Remove minimum necessary to expose damaged or decayed wood. Feather the edge of remaining coating around repair site.
3. Method:

1. completely back to bare wood.

750 Cleaning dirty or stained wood

1. Generally: Scrub with neutral pH soap and clean, warm water.
2. Old varnish: Remove using mixture of turpentine (not turpentine substitute) and acetone in proportions determined by experiment, followed by washing down.

760 Repair of members – cutting out members

1. Extent of timber removal: Cut out full cross section of member where wood is defective or decayed, plus TBC % of sound wood.

770 Repair of compression members – piecing in

1. Defective wood: Remove only decayed or defective wood. Finish cut-outs to clean, regular profiles.
2. Timber inserts: Cut accurately to fit. Glue and pin in place. Lie of grain to match as closely as possible that of parent timber.
3. Joint profile:

780 Repair of distorted timber members

1. Generally: Repair to shape that member has assumed.

790 Pegs for mortise and tenon joints in structural timber

1. Wood species: Oak.
2. Condition: Dry, preferably oven 'baked' before use.
3. Shape: Round and tapered.
4. Second hand pegs: Do not use.
5. Peg holes: Slightly offset such that when pegs are driven home, sections being joined are pulled together.

800 Condition of dowels to be bonded into timber

1. Condition at time of installation
   1.1. Dowels generally: Free from corrosive pitting, loose mill scale, loose rust and contaminants that may adversely affect dowels, adhesive, or bond between the two.

1.2. Carbon steel dowels: As above, and free from corrosive pitting, loose mill scale and loose rust.

810 Bolted joints with connectors

1. Connector location: Where not otherwise shown, spacings, end and edge distances are to be not less than Standard values to BS EN 1995-1-1, section 8.9 for split ring and shear plate connectors, and BS EN 1995-1-1, section 8.10 for toothed plate connectors.
2. Centres of bolt holes: Not more than 2 mm from positions shown on drawings.
3. Assembly: Do not crush timber, deform washers or overstress bolts.

840 Fixing framing anchors and cleats

1. Before installation: Submit details if joint geometry prevents installation to manufacturer's recommendations.
2. Installation: Secure using not less than number of fasteners recommended by manufacturer.

850 Glued joints

1. Adhesive:
   1.1. Compatibility: Where relevant, obtain manufacturer's confirmation that adhesive is compatible with preservative/ fire-retardant treatment.
2. Glued structural components: Fabricated to BS 6446 in clean, controlled workshop conditions.
3. Anticipated equilibrium moisture content of timber in service:

860 Moisture content checking

1. Procedure: Check moisture content of timber sections with an approved electrical moisture meter.
2. Test results: Keep records of all tests. If moisture content falls outside specified range obtain instructions.

870 Moisture content testing

1. Procedure: Test timber sections with an electrical moisture meter with deep probes. (A meter that has been carefully calibrated against oven drying tests or otherwise guaranteed by an independent testing authority.)
2. Test sample: Test 5% but not less than 10 lengths of each cross-section in the centre of the length.
3. Test results: 90% of values obtained to be within the specified range. Provide records of all tests.

Completion

910 Mechanically fastened joints

1. General: Inspect accessible bolted, coach screwed and timber pegged joints and tighten fasteners if necessary.
   1.1. Timing: On Completion and at end of Defects Liability Period or Rectification Period.

920 Dating timbers used in structural repairs

1. Principal replacement members: Mark by carving or branding with date of repair and, when appropriate, initials of carpenter, in characters 20-25 mm high.
2. Location of marks:

Ω End of Section

C90
Alterations - repair, refurbish, refit

General

110 Descriptions

1. Location of alterations: As per SoW
2. Details of alterations:

130 Recycled materials

1. Materials arising from alterations: May be recycled or reused elsewhere in the project, subject to compliance with the appropriate specification and in accordance with any site waste management plan.
2. Evidence of compliance: Submit full details and supporting documentation.
   2.1. Verification: Allow adequate time in programme for verification of compliance.

140 Removal

1. Scope of removal: As per SoW
2. Special requirements:

150 Refixing

1. Scope of refixing: As per SoW
2. Special requirements:

Ω End of Section

F10
Brick/ block walling

Clauses

5 Facing brickwork

1. Description: As per SoW
2. Bricks: To BS EN 771-1.
   2.1. Special shapes:
3. Mortar: As section Z21.

25 Manufactured stone blockwork

1. Description: As per SoW
2. Blocks: To BS EN 771-5.
3. Mortar: As section Z21.

37 Autoclaved aerated concrete (AAC) common blockwork

1. Description: As per SoW
2. Blocks: To BS EN 771-4.
3. Mortar: As section Z21.

51 Basic workmanship

1. Bond where not specified: Half lap stretcher.
2. Mortar joints: Fill all vertical joints. Lay bricks, solid and cellular blocks on a full bed.
3. AAC block thin mortar adhesive and gypsum block adhesive joints: Fill vertical joints. Lay blocks on a full bed.
4. Clay block joints
   4.1. Thin layer mortar: Lay blocks on a full bed.
   4.2. Interlocking perpends: Butted.
5. Quoins and advance work: Rack back.
6. Locations for equal levelling of cavity wall leaves
   6.1. Every course containing vertical twist type ties or other rigid ties.
   6.2. Every third tie course for double triangle/ butterfly ties.
   6.3. Courses in which lintels are to be bedded.
7. Lift height (maximum) for walling using cement gauged or hydraulic lime mortar: 1.2 m above any other part of work at any time.
8. Daily lift height (maximum) for walling using cement gauged or hydraulic lime mortar: 1.5 m for any one leaf.
9. Lift height (maximum) for walling using thin layer mortar: 1.3 m above any other part of work at any time.

55 Facework

1. Commencement of facework: Not less than 150 mm below finished level of adjoining ground or external works level.
2. Brick/ block selection: Do not use units with damaged faces or arrises.
3. Cut masonry units: Where cut faces or edges are exposed cut with table masonry saw.

4. Coursing brickwork and concrete blockwork: Evenly spaced using gauge rods. To produce satisfactory junctions and joints with built-in elements and components.

60 Alterations/ Extensions

1. Coursing: Line up with existing work.
2. Block bonding new walls to existing: Unless agreed otherwise cut pocket requirements as follows:
   2.1. Width: Full thickness of new wall.
   2.2. Depth (minimum): 100 mm.
   2.3. Vertical spacing: As follows:
   2.4. Brick to brick: 4 courses high at 8 course centres.
   2.5. Block to block: Every other course.
   2.6. Pocket joints: Fully filled with mortar.
3. New and existing facework in the same plane: Bonded together at every course to achieve continuity of bond and coursing.
4. Support of existing work: Fully consolidate joint above inserted lintel or masonry with semidry mortar to support existing structure.

66 Fire stopping

1. Avoidance of fire and smoke penetration: Fit tightly between cavity barriers and masonry. Leave no gaps.

90 Cracked bricks in existing facework

1. Replacement: Prior to repointing adjacent cracked joints, cut out and replace with matching sound bricks to approval.
2. Jointing mortar: As section Z21.
   2.1. Standard:
   2.2. Mix:

91 Cracked joints in existing facework which is not to be repointed

1. Crack width determining need for joint remedial work:
2. Preparation: Cut out joints to form a rectangular recess of 15-20 mm depth. Clean and dampen joints sufficiently to control suction.
3. Joint profile: To match existing.
4. Repointing mortar: As section Z21.
   4.1. Standard:
   4.2. Mix:

95 Repointing

1. Preparation: Cut out joints to form a rectangular recess of 15-20 mm depth. Clean and dampen joints sufficiently to control suction.
2. Joint profile:
3. Mortar: As section Z21.
   3.1. Standard:
   3.2. Mix:

Ω End of Section

G20
Carpentry/ timber-framing/ first fixing

Clauses

2 Timber procurement

1. Timber (including timber for wood-based products): Obtained from well-managed forests/ plantations in accordance with:
   1.1. The laws governing forest management in the producer country or countries.
   1.2. International agreements such as the Convention on International Trade in Endangered Species of Wild Fauna and Flora (CITES).
2. Documentation: Provide either in accordance with chain of custody certification scheme requirements:
   2.1. Documentary evidence (which has been or can be independently verified) regarding the provenance of all timber supplied. or
   2.2. Evidence that suppliers have adopted and are implementing a formal environmental purchasing policy for timber and wood-based products.
3. Chain of Custody Certification scheme:

5 Structural softwood

1. Description: As per SoW
2. Grading standard: To the appropriate BS EN 14081-1-compliant standard.
3. Strength class to BS EN 338:

7 Structural hardwood

1. Description: As per SoW
2. Species: As per SoW
3. Grading standard: To the appropriate BS EN 14081-1-compliant standard.
4. Strength class to BS EN 338:

32 Notches, holes and joints in timber

1. Notches and holes: Position in relation to knots or other defects so that the strength of members will not be reduced.
2. Scarf joints, finger joints and splice plates: Do not use without approval.

40 Moisture content

1. Moisture content of wood and wood-based products at time of installation: Not more than:
   1.1. Covered in generally unheated spaces: 24%.
   1.2. Covered in generally heated spaces: 20%.
   1.3. Internal in continuously heated spaces: 20%.

43 Bolted joints

1. Bolt spacings (minimum): To BS EN 1995-1-1, section 8.5.
2. Holes for bolts: Located accurately and drilled to diameters as close as practical to the nominal bolt diameter and not more than 2 mm larger.
3. Washers: Placed under bolt heads and nuts that would otherwise bear directly on timber. Use spring washers in locations which will be hidden or inaccessible.

4. Bolt tightening: So that washers just bite the surface of the timber. Ensure that at least one complete thread protrudes from the nut.
   4.1. Checking: At agreed regular intervals. Tighten as necessary.

50 Additional supports

1. Provision: Position and fix additional studs, noggings and/ or battens to support edges of sheet materials, and wall/ floor/ ceiling-mounted appliances, fixtures, etc. shown on drawings.
2. Material properties: Timber to be of adequate size and have the same treatment as adjacent timber supports.

55 Joists generally

1. Centres: Equal, and not exceeding designed spacing.
2. Bowed joists: Installed with positive camber.
3. End joists: Positioned about 50 mm from masonry walls.

60 Joists on hangers

1. Hangers: Bedded directly on and hard against supporting construction. Do not use packs or bed on mortar.
2. Joists: Cut to leave not more than 6 mm gap at each end. Rebated to lie flush with underside of hangers.
3. Fixing to hangers: A nail in every hole.

75 Trussed rafter installation

1. Erection: To Trussed Rafter Association site installation guide.
2. Trusses generally: Do not modify without approval.
3. Damaged trusses: Do not use.
4. Fixing: With truss clips. Bottom chords of standard trusses and rafters of raised tie trusses bearing fully on wall plates.
5. Bottom chords of standard trusses: Do not fix to internal walls until roofing is complete and cisterns are installed and filled.

Ω End of Section

H61
Fibre cement slating

To be read with preliminaries/ general conditions.

20 Removing existing slating

1. General: Carefully remove slates, battens, underlay, etc. with minimum disturbance of adjacent retained slating.
2. Undamaged slates: Set aside for reuse.

25 Underlay

1. Laying: Maintain consistent tautness.
2. Vertical laps (minimum): 100 mm wide, coinciding with supports.
3. Fixing: Galvanized steel, copper or aluminium 20 x 3 mm extra large clout head nails.
4. Eaves: Where exposed, use an external grade (UV resistant) underlay or a proprietary eaves support product.
5. Penetrations: Use proprietary underlay seals or cut underlay neatly.

30 Battens/ Counter battens

1. Timber: Sawn softwood.
    1.1. Standard: In accordance with BS 5534, Annex D.
    1.2. Moisture content at time of fixing and covering (maximum): 22%.
2. Preservative treatment: As section Z12 and Wood Protection Association Commodity Specification C8.

32 Batten fixing

1. Setting out: Align parallel to ridge in straight horizontal lines to gauge of slates. Align on adjacent areas.
2. Batten length (minimum): Sufficient to span over three supports.
3. Joints in length: Butt centrally on supports. Joints must not occur more than once in any group of four battens on one support.
4. Additional battens: Provide where unsupported laps in underlay occur between battens.
5. Fixing: Each batten to each support. Splay fix at joints in length

35 Slate fixing

1. General: Fix slating and accessories to make the whole sound and weathertight at earliest opportunity.
2. Exposed fittings and accessories: To match slate colour and finish.
3. Setting out: To true lines and regular appearance. Lay slates to a half lap bond with not more than 5 mm gaps. Align tails.
4. Cut slates: Cut only where necessary, to give straight, clean edges.
5. Ends of courses: Use extra wide slates to maintain bond and to ensure that cut slates are as large as possible.
6. Top courses: Cut top two slate courses to maintain gauge. Head-nail top course.
7. Fixings: Nails/ rivets as recommended by slate manufacturer.

40 Mortar bedding/ Pointing

1. Mortar: As section Z21.

1.1. Mix: In accordance with BS 5534, 1:3 cement:sand, with plasticizing admixtures permitted.

2. Weather: Do not use in wet or frosty conditions or when imminent.
3. Slates and accessories to be bedded or pointed: Coat relevant surfaces with a suitable bonding agent.
4. Appearance: Finish neatly and remove residue.

42 Fire separating walls

1. Separating wall: Completely fill space between top of wall and underside of slates with mineral wool quilt to provide fire-stopping.
2. Boxed eaves: Completely seal air paths in plane of separating wall with wire reinforced mineral wool, not less than 50 mm thick, and cut fire-resisting board and quilt to provide fire-stopping.

47 Eaves

1. Underlay support:
   1.1. Continuous to prevent water retaining troughs.
2. Gutter: Dress underlay or underlay support tray to form drip into gutter.
3. Undercourse and first course slates: Fix with tails projecting 50 mm over gutter or to centre of gutter.

50 Dry (closed) verges

1. Undercloak: Fibre cement sheet.
   1.1. Bedding: Mortar identical to that used in gable walling.
2. Underlay: Carry over undercloak. Project 30 mm to turn down behind closer.
3. Slating battens: Carry over underlay to abut verge batten.
4. Closer
   4.1. Fixing: Screw to verge batten.
   4.2. Joints in length: Apply sealant strip.

52 Bedded verges with bedded undercloak

1. Underlay: Carry 50 mm onto outer leaf of gable wall and bed on mortar.
2. Undercloak: Fibre cement sheet, sloping towards verge and projecting 38-50 mm beyond face of wall.
   2.1. Bedding: On mortar identical to that used in gable walling.
3. Slating battens: Carry onto undercloak and finish 100 mm from verge edge.
4. Verge closer battens: Fix between ends of slating battens.
5. Verge slates: Bed flush with undercloak on 75 mm wide bed of mortar. Point with a struck weathered profile, 5 mm back from verge slates.

53 Bedded verges with nailed undercloak

1. Underlay: Carry over full width of verge.
2. Undercloak: Fibre cement sheet, nail fixed, sloping towards verge and projecting 38-50 mm
3. Slating battens: Carry onto undercloak and finish 100 mm from verge edge.
4. Verge closer battens: Fix between ends of slating battens.
5. Verge slates: Bed flush with undercloak on 75 mm wide bed of mortar. Point with a struck weathered profile, 5 mm back from verge slates.

55 Dry capped hips

1. Underlay: Lay courses over hip. Overlaps (minimum) 150 mm.
2. Roof slates: Cut and fix closely at hip.
3. Dry hip cappings
   3.1. Product reference:
   3.2. Fixing: Screw to hip battens.
   3.3. Joints in length: Apply sealant strip.
   3.4. Bottom hip cappings: Shape neatly to align with corner of eaves.

56 Mitred hips

1. Underlay: Lay courses over hip. Overlaps (minimum) 150 mm.
2. Mitred slates: Cut double width slates and fix to form a straight, close mitred junction.
3. Soakers: Interleave and turn down over head of mitred slates.

66 Metal valleys

1. Underlay: Cut over tilting fillets to lap onto metal valley. Do not lay under metal.
2. Roof slates: Cut double width slates adjacent to valley to fit neatly.
   2.1. Valley width between slates:

68 Mitred valleys

1. Underlay: Lay strips not less than 600 mm wide centred on valleys. Overlap with general roof underlay.
2. Mitred slates: Cut double width slates and fix to form a straight, close mitred junction.
3. Soakers: Interleave and turn down over head of mitred slates.

70 Side abutments

1. Underlay: Turn up not less than 100 mm at abutments.
2. Abutment slates: Cut as necessary. Fix close to abutments.
3. Soakers: Interleave and turn down over head of abutment slates.

71 Top edge abutments

1. Underlay: Turn up not less than 100 mm at abutments.
2. Top slate courses: Fix close to abutments.

72 Top edge ventilated abutments

1. Underlay: Provide air gap at abutment as recommended by ventilator manufacturer.
   1.1. Fixing: As recommended by manufacturer.

75 Dry ventilated capped ridges

1. Underlay: Provide air gap at apex.

76 Dry capped ridges

1. Underlay: Lay courses over ridge. Overlap (minimum) 100 mm.
2. Dry ridge cappings
   2.1. Fixing: Screw to top slating battens.
   2.2. Joints in length: Face away from prevailing wind. Apply sealant strip.

80 Dry ventilated capped mono-ridges

1. Underlay: Provide air gap at apex.
2. Dry mono-ridge cappings
   2.1. Fixing: Screw to top slating battens.
   2.2. Joints in length: Apply sealant strip.

81 Dry capped mono-ridges

1. Underlay: Lay not less than 100 mm over mono-ridge.
2. Dry mono-ridge cappings
   2.1. Fixing: Screw to top slating battens.
   2.2. Joints in length: Apply sealant strip.

90 Vertical slating bottom edges

1. Slating substrate work: Fix timber tilting fillet to support bottom course of slates in correct vertical plane. Fix flashing to tilting fillet.
2. Underlay: Dress over flashing.
3. Undercourse and bottom course slates: Fix with tails neatly aligned.

91 Vertical slating top edges

1. Top slate courses: Fix under abutment and make weathertight with flashing dressed down not less than 150 mm.

92 Vertical slating side abutments

1. Slating substrate work: Chase abutment wall and insert stepped flashing.
   1.1. Flashing: Return not less than 75 mm behind slating, overlapping underlay and battens, turn back to form a vertical welt.
2. Abutment slates: Cut and fix neatly.

93 Vertical slating angles with soakers

1. Angle slates: Cut double width slates and fix to form a straight, close mitred junction.
2. Soakers: Interleave with angle slates. Fix by nailing to battens at top edge.

Ω End of Section

H62
Natural slating

To be read with preliminaries/ general conditions.

20 Removing existing slating

1. General: Carefully remove slates, battens, underlay, etc. with minimum disturbance of adjacent retained slating.
2. Undamaged slates: Set aside for reuse.

25 Underlay

1. Handling: Do not tear or puncture.
2. Laying: Maintain consistent tautness.
3. Vertical laps (minimum): 100 mm wide, coinciding with supports.
4. Fixing: Galvanized steel, copper or aluminium 20 x 3 mm extra large clout head nails.
5. Eaves: Where exposed, use an external grade (UV-resistant) underlay or a proprietary eaves support product.
6. Penetrations: Use proprietary underlay seals or cut underlay neatly.
7. Ventilation paths: Do not obstruct.

30 Battens/ Counterbattens

1. Timber: Sawn softwood.
   1.1. Standard: In accordance with BS 5534, Annex D.
   1.2. Moisture content at time of fixing and covering (maximum): 22%.
2. Preservative treatment: As section Z12 and Wood Protection Association Commodity Specification C8.

32 Batten fixing

1. Setting out: Align parallel to ridge in straight horizontal lines to gauge of slates. Align on adjacent areas.
2. Batten length (minimum): Sufficient to span over three supports.
3. Joints in length: Butt centrally on supports. Joints must not occur more than once in any group of four battens on one support.
4. Additional battens: Provide where unsupported laps in underlay occur between battens.

35 Slate fixing

1. General: Fix slating and accessories to make the whole sound and weathertight at earliest opportunity.
2. Setting out: To true lines and regular appearance. Lay slates with slightly open (maximum 5 mm) butt joints. Align tails.
3. Slate thickness: Consistent in any one course. Lay with thicker end as tail.
4. Ends of courses: Use extra wide slates to maintain bond and to ensure that cut slates are as large as possible. Do not use slates less than 150 mm wide.
5. Top course: Head-nail short course to maintain gauge.
6. Fixing: Centre nail each slate twice through countersunk holes 20-25 mm from side edges.
   6.1. Nails: Copper clout to BS 1202-2 or aluminium clout to BS 1202-3.
   6.2. Nail dimensions: Determine in accordance with BS 5534 to suit site exposure, withdrawal resistance and slate supplier’s recommendations.

40 Mortar bedding/ Pointing

1. Mortar: As section Z21.
   1.1. Mix: In accordance with BS 5534, 1:3 cement:sand, with plasticizing admixtures permitted.
2. Weather: Do not use in wet or frosty conditions or when imminent.
3. Appearance: Finish neatly and remove residue.

42 Fire separating walls

1. Separating walls: Completely fill space between top of wall and underside of slates with mineral wool quilt to provide fire-stopping.
2. Boxed eaves: Completely seal air paths in plane of separating wall with wire reinforced mineral wool, not less than 50 mm thick, fixed to rafters and carefully cut to shape fire-resisting board and quilt to provide fire-stopping.

47 Eaves

1. Underlay support:
   1.1. Continuous to prevent water retaining troughs.
2. Gutter: Dress underlay or underlay support tray to form drip into gutter.
3. Undercourse and first course slates: Fix with tails projecting 50 mm over gutter or to centre of gutter.

52 Bedded verges with bedded undercloak

1. Underlay: Carry 50 mm onto outer leaf of gable wall and bed on mortar.
2. Undercloak: Slates, sloping towards verge and projecting 38-50 mm beyond face of wall.
   2.1. Bedding: On mortar identical to that used in gable walling.
3. Slating battens: Carry onto undercloak and finish 100 mm from verge edge.
4. Verge slates: Bed flush with undercloak on 75 mm wide bed of mortar. Point with flush profile.

53 Bedded verges with nailed undercloak

1. Underlay: Carry over full width of verge.
2. Undercloak: Slates, nail fixed, sloping towards verge and projecting 38-50 mm
3. Slating battens: Carry onto undercloak and finish 100 mm from verge edge.
4. Verge Slates: Bed flush with undercloak on 75 mm wide bed of mortar. Point with flush profile.

56 Mitred hips

1. Underlay: Lay courses over hip. Overlaps (minimum) 150 mm.
2. Mitred slates: Cut extra wide slates and fix to form a straight, close mitred junction.
3. Soakers: Interleave and turn down over head of mitred slates.

57 Mortar-bedded and mechanically fixed tile hips

1. Underlay: Lay courses over hip. Overlaps (minimum) 150 mm.
2. Hip tile fixing battens:
3. Roof slates: Cut and fix closely at hip.
4. Hip irons: Galvanized steel in accordance with BS 5534, clause 4.15.4. Fix to hip rafter or hip batten with not less than two zinc coated steel screws.
5. Hip tiles
   5.1. Bedding: On mortar, continuous to edges and solid to joints.

5.2. Fixing: Secure all hip tiles to hip rafters or hip tile fixing battens with self-sealing non-ferrous through fixings.

5.3. Bottom hip tiles: Shape neatly to align with corner of eaves and fill ends with mortar and slips of tile finished flush.

66 Metal valleys

1. Underlay: Cut over tilting fillets to lap onto metal valley. Do not lay under metal.
2. Roof slates: Cut extra wide slates adjacent to valley to fit neatly.
   2.1. Valley width between slates:

70 Side abutments

1. Underlay: Turn up not less than 100 mm at abutments.
2. Abutment slates: Cut as necessary. Fix close to abutments.
3. Soakers: Interleave and turn down over head of abutment slates.

71 Top edge abutments

1. Underlay: Turn up not less than 100 mm at abutments.
2. Top slate courses: Fix close to abutments.

72 Top edge ventilated abutments

1. Underlay: Provide air gap at abutment as recommended by ventilator manufacturer.
2. Abutment ventilator
   2.1. Fixing: As recommended by manufacturer.

75 Dry ventilated tile ridges

1. Underlay: Provide air gap at apex.

77 Mortar-bedded and mechanically fixed tile ridges

1. Underlay: Lay courses over ridge. Overlap (minimum) 150 mm.
2. Ridge tile fixing battens:
   2.1. Bedding: On mortar, continuous to edges and solid to joints.
   2.2. Fixing: Secure all ridge tiles to ridge boards or ridge tile fixing battens with self-sealing non-ferrous fixings.
   2.3. Gable end ridge tiles: Fill ends with mortar and slips of tiles finished flush.

80 Dry ventilated tile mono-ridges

1. Underlay: Provide air gap at apex.

82 Mortar-bedded and mechanically fixed tile mono-ridges

1. Underlay: Lay not less than 100 mm over mono-ridge.
2. Mono-ridge tiles
   2.1. Bedding: On mortar, continuous to sloping edges and solid to joints.
   2.2. Fixing: Secure vertical faces to ridge fixing battens with self-sealing non-ferrous fixings.
   2.3. Gable end mono-ridge tiles: Fill ends with mortar finished flush.

86 Ventilator slates

1. Ventilator slates: Contractor choice

90 Vertical slating bottom edges

1. Slating substrate work: Fix timber tilting fillet to support bottom course of slates in correct vertical plane. Fix flashing to tilting fillet.
2. Underlay: Dress over flashing.
3. Undercourse and bottom course slates: Fix with tails neatly aligned.

91 Vertical slating top edges

1. Top slate courses: Fix under abutment and make weathertight with flashings dressed down not less than 150 mm.

92 Vertical slating side abutments

1. Slating substrate work: Chase abutment wall and insert stepped flashing.
   1.1. Flashing: Return not less than 75 mm behind slating, overlapping underlay and battens. Turn back to form a vertical welt.
2. Abutment slates: Cut and fix neatly.

93 Vertical slating angles with soakers

1. Angle slates: Cut extra wide slates and fix to form a straight, close mitred junction.
2. Soakers: Interleave with angle slates. Fix by nailing to battens at top edge.

Ω End of Section

H71
Lead sheet fully supported roof coverings/ flashings

To be read with preliminaries/ general conditions.

15 Valley gutter linings to slate/ tile roofs

1. Sheet underlay:
2. Lead
   2.1. Type:
   2.2. Thickness: 1.75 or 1.80 mm (Code 4).
   2.3. Laying: Over and beyond tilting fillets. In lengths not more than 1500 mm.
3. Cross joints: Lapped
4. Fixing: Welt edges. Nail top edge of each sheet. Dress bottom edge neatly into eaves gutter.

27 Soakers for mitred hips to slate/ plain tile roofs

1. Lead
   1.1. Thickness: 1.25 or 1.32 mm (Code 3).
2. Dimensions
   2.1. Length: Slate/ tile gauge + lap + 25 mm.

30 Apron flashings

1. Description: as per SoW
2. Lead
   2.1. Type: As per SoW
   2.2. Thickness: As per SoW
3. Dimensions
   3.1. Lengths: Not more than 1500 mm.
   3.2. End to end joints: Laps not less than 100 mm.
   3.3. Upstand not less than 75 mm.
4. Fixing
   4.1. Top edge: Lead wedges into bed joint.
   4.2. Bottom edge: Clips.

35 Cover flashings

1. Lead
   1.1. Type: As per SOW
   1.2. Thickness: As per SoW or if not expressly stated: 1.75 or 1.80 mm (Code 4).
2. Dimensions
   2.1. Lengths: Not more than 1500 mm.
   2.2. End to end joints: Laps of not less than 100 mm.
   2.3. Cover: Overlap to upstand not less than 75 mm.
3. Fixing
   3.1. Top edge: Lead wedges into bed joint.
   3.2. Bottom edge: Clips.

41 Soakers and step flashings

1. Description: As per SoW
2. Lead soakers
   - 2.1. Lead
     - 2.1.1. Type: As per SoW
     - 2.1.2. Thickness: 1.25 or 1.32 mm (Code 3).
   - 2.2. Dimensions
     - 2.2.1. Length: Slate/ tile gauge + lap + 25 mm.
     - 2.2.2. Upstand: Not less than 75 mm.
     - 2.2.3. Underlap: Not less than 100 mm.
3. Lead step flashings
   - 3.1. Lead
     - 3.1.1. Type: As per SoW
     - 3.1.2. Thickness: 1.75 or 1.80 mm (Code 4).
   - 3.2. Dimensions
     - 3.2.1. Lengths: As per SoW or Lead sheet association
     - 3.2.2. End to end joints: Laps not less than 100 mm.
     - 3.2.3. Cover: Overlap to soaker upstands of not less than 65 mm.
   - 3.3. Fixing: Lead wedges at every course.

45 Step and cover flashings

1. Description: As per SoW
2. Lead
   - 2.1. Type: As per SoW
   - 2.2. Thickness: 1.75 or 1.80 mm (Code 4).
3. Dimensions
   - 3.1. Lengths: Not more than 1500 mm.
   - 3.2. End to end joints: Laps not less than 100 mm.
   - 3.3. Upstand: Not less than 85 mm.
   - 3.4. Cover to roof: Not less than 150 mm.
4. Fixing
   - 4.1. Top edge: Lead wedges at every course.
   - 4.2. Bottom edge: Clips.

52 Chimney flashings

1. Lead
   - 1.1. Type: As per SoW
   - 1.2. Thickness: 1.75 or 1.80 mm (Code 4).
2. Front apron
   - 2.1. Dimensions
     - 2.1.1. Length: Width of chimney plus not less than 150 mm underlap to each side flashing.
     - 2.1.2. Upstand: Not less than 75 mm.
   - 2.2. Fixing: Lead wedges into bed joint.
3. Back gutter

3.1. Dimensions

3.1.1. Length: Width of chimney plus not less than 100 mm overlap to each side flashing.

3.1.2. Upstand: Not less than 100 mm.

3.1.3. Gutter Sole: Not less than 150 mm.

3.1.4. Cover up roof: Not less than 225 mm.

4. Back gutter cover flashing

4.1. Dimensions

4.1.1. Length: Width of chimney plus not less than 100 mm overlap to each side flashing.

4.1.2. Cover: Overlap to back gutter upstand not less than 75 mm.

4.2. Fixing: Lead wedges into bed joint.

60 Materials and workmanship generally

1. Workmanship standard: To BS 6915 and latest editions of 'Rolled lead sheet. The complete manual' published by the Lead Sheet Training Academy
2. Fabrication and fixing: To provide a secure, free draining and weathertight installation.
3. Marking out: Do not use scribers or other sharp instruments to mark out lead without approval.
4. Solder: Use only where specified.
5. Finished leadwork: Fully supported, adequately fixed to resist wind uplift but also able to accommodate thermal movement without distortion or stress.
6. Patination oil: Apply smear coating to all visible lead, evenly in one direction and in dry conditions.

62 Lead-welding

1. In situ lead-welding: Not permitted.

75 Timber for use with leadwork

1. Quality: Planed, free from wane, pitch pockets, decay and insect attack (ambrosia beetle excepted).
2. Moisture content: Not more than 22% at time of fixing and covering. Give notice if greater than 16%.
3. Preservative treatment: Organic solvent as section Z12 and Wood Protection Association Commodity Specification C8.

76 Laying sheet underlay

1. Handling: Prevent tears and punctures.
2. Laying: Butt or overlap jointed onto a dry substrate.

2.1. Fixing edges: With copper or stainless steel staples or clout nails.

2.2. Do not lay over roof edges.

2.3. Turn up at abutments.

3. Wood core rolls: Fixed over underlay.
4. Protection: Keep dry and cover with lead at the earliest opportunity.

77 Preparation of existing timber substrates

1. Remedial work: Adjust boards to level and securely fix. Punch in protruding fasteners, and plane or sand to achieve an even surface.
2. Defective boards: Give notice.
3. Moisture content: Not more than 22% at time of covering. Give notice if greater than 16%.

78 Fixing lead sheet

1. Top edge: Secured with two rows of fixings, 25 and 50 mm from edge.
2. Fixings
   2.1. Nails to timber substrates: Copper clout nails to BS1202-2 , or stainless steel (austenitic) clout nails to BS 1202-1.
      2.1.1. Shank type: Annular ringed, helical threaded or serrated.
      2.1.2. Length: Not less than 20 mm or equal to substrate thickness.
   2.2. Screws to concrete or masonry substrates: Brass or stainless steel.
      2.2.1. Diameter: Not less than 3.35 mm.
      2.2.2. Length: Not less than 19 mm.
      2.2.3. Washers and plastics plugs: Compatible with screws.

80 Clips

1. Material
   1.1. Lead clips: Cut from sheets of the same thickness/ code as sheet being secured.
   1.2. Copper clips: Cut from 0.70 mm thick sheet to BS EN 1172, temper R220 (soft) or R240 (half hard) depending on position, dipped in solder if exposed to view.
   1.3. Stainless steel: Cut from 0.38 mm sheet to BS EN 10088-1, grade 1.4301(304), terne coated if exposed to view.
2. Dimensions
   2.1. Width: 50 mm where not continuous.
   2.2. Length: To suit detail.
3. Fixing clips: Secure each to substrate with either two screw or three nail fixings not more than 50 mm from edge of lead sheet. Use additional fixings where lead downstands exceed 75 mm.
4. Fixing lead sheet: Welt clips around edges and turn over 25 mm.

83 Wedge fixing into joints/ chases

1. Joint/ chase: Rake out to a depth of not less than 25 mm.
2. Lead: Dress into joint/ chase.
   2.1. Fixing: Lead wedges at not more than 450 mm centres, at every change of direction and with at least two for each piece of lead.
3. Sealant:
   3.1. Application: As section Z22.

85 Wedge fixing into damp-proof course joints

1. Joint: Rake/ cut out under damp proof course to a depth of not less than 25 mm.
2. Lead: Dress into joint.
   2.1. Fixing: Lead wedges at not more than 450 mm centres, at every change of direction and with at least two for each piece of lead.
3. Sealant:
   3.1. Application: As section Z22.

90 Standing seam joints

1. Joint allowance: 100 mm overlap, 75 mm underlap and copper or stainless steel clips at not more than 750 mm centres.
2. Forming joint: Welt overlap and clips around underlap, loosely turn over to form a standing seam of consistent cross section.

91 Wood-cored roll joints without splash lap

1. Wood core
   1.1. Size: 45 x 45 mm round tapering to a flat base 25 mm wide.
   1.2. Fixing to substrate: Brass or stainless steel countersunk screws at not more than 300 mm centres.
2. Undercloak: Dress half way around core.
3. Copper or stainless steel clips: Fix to core at not more than 450 mm centres. Do not restrict thermal movement of the undercloak.
4. Overcloak: Dress around core with edge welted around ends of clips, finishing 5 mm clear of main surface.

92 Wood-cored roll joints with splash lap

1. Wood core
   1.1. Size: 45 x 45 mm round tapering to a flat base 25 mm wide.
   1.2. Fixing to substrate: Brass or stainless steel screws at 300 mm centres.
2. Undercloak: Dress three quarters around core.
   2.1. Fixing: Nail to core at 150 mm centres for one third length of the sheet starting from the head.
3. Overcloak: Dress around core and extend on to main surface to form a 40 mm splash lap.

94 Drips with splash laps

1. Underlap: Dress into rebate along top edge of drip.
   1.1. Fixing: One row of nails on centre line of rebate.
2. Overlap: Dress over drip and form a 40 mm splash lap.

96 Drips with splash laps

1. Underlap: Dress up full height of drip upstand.
   1.1. Fixing: Two rows of nails to lower level substrate. Seal over nails with a soldered or lead-welded dot.
2. Overlap: Dress over drip and form a 75 mm splash lap.
   2.1. Fixing: Lead clips lead-welded to underlap at bay centres.

98 Welted joints

1. Joint allowance: 50 mm overlap, 25 mm underlap.
2. Copper or stainless steel clips: Fix to substrate at 450 mm centres.
3. Overlap: Welt around underlap and clips and lightly dress down.

99 Patination oil

1. Application: As soon as practical, apply a smear coating to lead, evenly in one direction and in dry conditions.

Ω End of Section

K10
Gypsum board dry linings/ partitions/ ceilings

To be read with preliminaries/ general conditions.

Installation

60 Ceilings

1. Sequence: Fix boards to ceilings before installing dry lined walls and partitions.
2. Orientation of boards: Fix with bound edges at right angles to supports and with ends staggered in adjacent rows.
3. Two layer boarding: Stagger joints between layers.

61 Metal framing for partitions/ wall linings

1. Setting out: Accurately aligned and plumb.
   1.1. Frame/ Stud positions: Equal centres to suit specified linings, maintaining sequence across openings.
   1.2. Additional studs: To support vertical edges of boards.
2. Fixing centres at perimeters (maximum): 600 mm.
3. Openings: Form accurately.
   3.1. Doorsets: Use sleeved or boxed metal studs and/ or suitable timber framing to achieve strength grade requirements for framing assembly and adequately support weight of door.
   3.2. Services penetrations: Allow for associated fire-stopping.

62 Metal furrings for wall linings

1. Setting out: Accurately aligned and plumb.
   1.1. Vertical furring positions: Equal vertical centres to suit specified linings, maintaining sequence across openings. Position adjacent to angles and openings.
   1.2. Additional vertical furrings: To support vertical edges of boards and at junctions with partitions.
   1.3. Horizontal furring positions: To provide continuous support to edges of boards.
2. Adhesive bedding to furrings
   2.1. Dabs: Length 200 mm (minimum). Located at ends of furrings and thereafter at 450 mm (maximum) centres.
   2.2. Junctions with partitions: Continuous bed with no gaps across cavity.

65 Dry lining generally

1. General: Use fixing, jointing, sealing and finishing materials, components and installation methods recommended by board manufacturer.
2. Standard:
3. Gypsum plasterboard to BS EN 520.
4. Gypsum fibre board to BS EN 15283-2.
5. Evidence of compliance: Submit Declaration of Performance (DoP).
6. Cutting gypsum boards: Neatly and accurately without damaging core or tearing paper facing.
7. Cut edges: Minimize and position at internal angles wherever possible. Mask with bound edges of adjacent boards at external corners.
8. Two layer boarding: Stagger joints between layers.

9. Finishing: Neatly to give flush, smooth, flat surfaces free from bowing and abrupt changes of level.

67 Skim coat plaster finish

1. Plaster type:
   1.1. Thickness: 2-3 mm.
2. Joints: Fill and tape except where coincident with metal beads.
3. Finish: Tight, matt, smooth surface with no hollows, abrupt changes of level or trowel marks.

69 Installing beads/ stops

1. Cutting: Neatly using mitres at return angles.
2. Fixing: Securely using longest possible lengths, plumb, square and true to line and level, ensuring full contact of wings with substrate.
3. Finishing: After joint compounds/ plasters have been applied, remove surplus material while still wet from surfaces of beads exposed to view.

70 Additional supports

1. Framing: Accurately position and securely fix to give full support to:
   1.1. Partition heads running parallel with, but offset from main structural supports.
   1.2. Fixtures, fittings and service outlets. Mark framing positions clearly and accurately on linings.
   1.3. Board edges and lining perimeters, as recommended by board manufacturer to suit type and performance of lining.

75 New wet laid bases

1. Dpcs: Install under full width of partitions/ freestanding wall linings.
   1.1. Material: Bituminous sheet or plastics.

85 mineral wool insulation

1. Fitting insulation: Closely butted joints and no gaps. Use fasteners to prevent slumping or displacement.
2. Services
   2.1. Electrical cables overlaid by insulation: Size accordingly.
   2.2. Ceilings: Cut insulation around electrical fittings, etc.

86 Cavity fire barriers within partitions/ Wall linings

1. Metal framed systems
   1.1. Installation: Form accurately and fix securely with no gaps to provide a complete barrier to smoke and flame.
2. Adhesive fixed wall lining systems
   2.1. Material: Adhesive compound.
   2.2. Installation: Form in a continuous line with no gaps to provide a complete barrier to smoke and flame.

87 Sealing gaps and air paths

1. Sealing: Apply sealant to perimeter abutments and around openings as a continuous bead with no gaps.
2. Application: To clean, dry and dust free surfaces as a continuous bead with no gaps.

2.1. Gaps greater than 6mm between floor and underside of gypsum board: After sealing, fill with joint compound.

88 Fire-stopping at perimeters of dry lining systems

1. Material: Tightly packed mineral wool or intumescent mastic/ sealant.
2. Application: To perimeter abutments to provide a complete barrier to smoke and flame.

89 Cavity fire barriers within suspended ceilings

1. Fire resistance: FD60 unless otherwise specified.
2. Fixing at perimeters and joints: Secure, stable and continuous with no gaps, to provide a complete barrier to smoke and flame.
3. Service penetrations: Cut and pack to maintain barrier integrity. Sleeve flexible materials. Adequately support services passing through barrier.
4. Ceiling systems for fire protection: Do not impair fire-resisting performance of ceiling system.

90 Seamless jointing

1. Cut edges of boards: Lightly sand to remove paper burrs.
2. Filling and taping: Fill joints, gaps and internal angles with jointing compound and cover with continuous lengths of tape, fully bedded.
3. Protection of edges/ corners: Reinforce external angles, stop ends, etc. with specified edge/ angle bead.
4. Finishing: Feather out jointing compound to give a flush, smooth, seamless surface.
5. Nail/ screw depressions and minor indents: Fill with jointing compound to give a flush surface.
6. Minor imperfections: Remove by light sanding.

91 Vertical joints

1. Joints: Centre on studs.
   1.1. Partitions: Stagger joints on opposite sides of studs.
   1.2. Two layer boarding: Stagger joints between layers.

92 Horizontal joints

1. Surfaces exposed to view: Horizontal joints not permitted. Seek instructions where height of partition/ lining exceeds maximum available length of board.
2. Two layer boarding: Stagger joints between layers by at least 600 mm.
3. Edges of boards: Support using additional framing.
   3.1. Two layer boarding: Support edges of outer layer.

93 Fixing gypsum board to metal framing/ Furrings

1. Partitions/ Wall linings: Fix securely and firmly at the following centres (maximum):
   1.1. Single layer boarding: To all framing at 300 mm centres. Reduce to 200 mm centres at external angles.
   1.2. Multi-layer boarding: Face layer at 300 mm centres, and previous layers around perimeters at 300 mm centres.
2. Ceilings: 230 mm. Reduce to 150 mm at board ends and at lining perimeters.
3. Position of screws from edges of boards (minimum): 10 mm.
   3.1. Screw heads: Set in a depression. Do not break paper or gypsum core.

94 Fixing gypsum board to timber

1. Fixing to timber: Securely at the following centres (maximum):
   1.1. Nails: 150 mm.
   1.2. Screws to partitions/ wall linings: 300 mm. Reduce to 200 mm at external angles.
   1.3. Screws to ceilings: 230 mm.
2. Position of nails/ screws from edges of boards (minimum)
   2.1. Bound edges: 10 mm.
   2.2. Cut/ unbound edges: 13 mm.
3. Position of nails/ screws from edges of timber supports (minimum): 6 mm.

95 Fixing gypsum board with adhesive dabs

1. Setting out boards: Accurately aligned and plumb.
2. Fixing to substrates: Securely using adhesive dabs.
3. Adhesive dab spacings for each board
   3.1. Horizontally: One row along top edge and one continuous dab along bottom edge.
   3.2. Vertically: One row along each edge and thereafter at intermediate spacings to suit size of board:
      3.2.1. 9.5 mm thick board, 1200 mm wide to have dab centres at 400 mm (min).
      3.2.2. 9.5 or 12.5 mm thick board, 900 mm wide to have dab centres at 450 mm (min).
      3.2.3. 12.5 mm thick board, 1200 mm wide to have dab centres at 600 mm (min).
4. Adhesive dab dimensions (width x length): At least 50-75 mm x 250 mm.
   4.1. Position of dabs from edges/ ends of boards (minimum): 25 mm.

Finishing

97 Level of dry lining across joints

1. Sudden irregularities: Not permitted.
2. Joint deviations: Measure from faces of adjacent boards using methods and straightedges (450 mm long with feet/ pads) to BS 8212, clause 3.3.5.
   2.1. Tapered edge joints
      2.1.1. Permissible deviation (maximum) across joints when measured with feet resting on boards: 3 mm.
   2.2. External angles
      2.2.1. Permissible deviation (maximum) for both faces: 4 mm.
   2.3. Internal angles
      2.3.1. Permissible deviation (maximum) for both faces: 5 mm.

98 Repairs to existing gypsum board

1. Performance of repairs must match original specified performances.
2. Filling small areas with broken cores: Cut away paper facing, remove loose core material and fill with jointing compound.
   2.1. Finish: Flush, smooth surface suitable for redecoration.
3. Large patch repairs: Cut out damaged area and form neat hole with rectangular sides. Replace with matching gypsum board.
   3.1. Fixing: Use methods to suit type of dry lining, ensuring full support to all edges of existing and new gypsum board.

3.2. Finishing: Fill joints, tape and apply jointing compound to give a flush, smooth surface suitable for redecoration.

Ω End of Section

L10
Windows/ rooflights/ screens/ louvres

To be read with preliminaries/ general conditions.

5 Timber procurement

1. Timber (including timber for wood-based products): Obtained from well-managed forests and/ or plantations in accordance with:
   1.1. The laws governing forest management in the producer country or countries.
   1.2. International agreements such as the Convention on International Trade in Endangered Species of wild fauna and flora (CITES).
2. Documentation: Provide either in accordance with chain of custody certification scheme requirements:
   2.1. Documentary evidence (which has been or can be independently verified) regarding the provenance of all timber supplied.
   2.2. Evidence that suppliers have adopted and are implementing a formal environmental purchasing policy for timber and wood-based products.
3. Chain of custody certification scheme:
   3.1. Other evidence:

15 Wood windows

1. Timber: Generally to BS EN 942.
   1.1. Species:
   1.2. Appearance Class: J10 for glazing beads, drip mouldings and the like. J40 or better for all other members.
   1.3. Moisture content on delivery: 12-19%.
2. Manufacturer: Contractor's choice
3. Thermal performance (U-value maximum): As per building regulations
4. Acoustic performance rating: As per building regulations
5. Fire performance
   5.1. Fire resistance: As per building regulations
   5.2. Fire egress: As per building regulations
6. Fixing:
   6.1. Fastener spacing: When not pre-drilled or specified otherwise, position fasteners not more than 150 mm from ends of each jamb, adjacent to each hanging point of opening lights, and at maximum 450 mm centres.

30 PVC-U windows

1. Standard: Fire and/ or smoke-rated opening windows to BS EN 14351-1, BS EN 16034 and BS 7412 Non-fire and/ or smoke-rated windows to BS EN 14351-1 and BS 7412
2. Manufacturer: Contractor's choice
3. Thermal performance (U-value maximum): As per building regulations
4. Acoustic performance rating: As per building regulations
5. Fire performance
   5.1. Fire resistance: As per building regulations
   5.2. Fire egress: As per building regulations
6. Glazing details:

7. Fixing:
   7.1. Fastener spacing: When not pre-drilled or specified otherwise, position fasteners 150-250 mm from ends of each jamb, adjacent to each hanging point of opening lights, but no closer than 150 mm to a transom or mullion centre line, and at maximum 600 mm centres.

35 Wood subframes

1. Timber: To BS EN 942.
2. Fixing:
   2.1. Fastener spacing: Position fasteners 150 mm from ends of each jamb and at 600 mm maximum centres along jambs, head and sill.

40 PVC-U subframes

1. Fixing: Use lugs and ties supplied by subframe manufacturer; install to manufacturer's recommendations.

60 Security

1. Description: Safety glass to all new windows

65 Priming/ sealing

1. Wood surfaces inaccessible after installation: Prime or seal as specified before fixing components.

70 Fire-resisting frames

1. Gap between back of frame and reveal: Completely fill with intumescent mastic or tape.

75 Sealant joints

1. Sealant
   1.1. Colour: TBC
   1.2. Application: As section Z22 to prepared joints. Finish triangular fillets to a flat or slightly convex profile.

80 Ironmongery

1. Fixing: In accordance with any third party certification conditions applicable. Assemble and fix carefully and accurately using fasteners with matching finish supplied by ironmongery manufacturer. Do not damage ironmongery and adjacent surfaces.
2. Checking/ adjusting/ lubricating: Carry out at completion and ensure correct functioning.

90 Replacement window installation

1. Standard: To BS 8213-4.

Ω End of Section

L20
Doors/ shutters/ hatches

To be read with preliminaries/ general conditions.

10 Timber procurement

1. Timber (including timber for wood-based products): Obtained from well-managed forests and/ or plantations in accordance with:
   1.1. The laws governing forest management in the producer country or countries.
   1.2. International agreements such as the Convention on International Trade in Endangered Species of wild fauna and flora (CITES).
2. Documentation: Provide either in accordance with chain of custody certification scheme requirements:
   2.1. Documentary evidence (which has been or can be independently verified) regarding the provenance of all timber supplied; or
   2.2. Evidence that suppliers have adopted and are implementing a formal environmental purchasing policy for timber and wood-based products.

60 Doors

1. Description: As per SoW
2. Manufacturer: Contractor's choice
3. Performance: All doors to be compliant with part B

70 Fire and smoke resistance

1. Requirement: Specified performance to be the minimum period attained when tested for integrity in accordance with BS 476-22, BS EN 1634-1 or BS EN 1634-3.
2. Components and assemblies will be marked to the relevant product standard and/ or third party certification rating.

75 Fire-resisting/ smoke control doors/ doorsets

1. Gaps between frames and supporting construction: Filled as necessary in accordance with door/ doorset manufacturer's instructions.

80 Sealant joints

1. Sealant
   1.1. Application: As section Z22 to prepared joints. Triangular fillets finished to a flat or slightly convex profile.

85 Fixing ironmongery generally

1. Fasteners: Supplied by ironmongery manufacturer.
   1.1. Finish/ Corrosion resistance: To match ironmongery.
2. Holes for components: No larger than required for satisfactory fit/ operation.
3. Adjacent surfaces: Undamaged.
4. Moving parts: Adjusted, lubricated and functioning correctly at completion.

Ω End of Section

L30
Stairs/ ladders/ walkways/ handrails/ balustrades

To be read with preliminaries/ general conditions

15 Timber procurement

1. Timber (including timber for wood-based products): Obtained from well managed forests and/ or plantations in accordance with:
   1.1. The laws governing forest management in the producer country or countries.
   1.2. International agreements such as the Convention on International Trade in Endangered Species of wild fauna and flora (CITES).
2. Documentation: Provide either in accordance with chain of custody certification scheme requirements:
   2.1. Documentary evidence (which has been or can be independently verified) regarding the provenance of all timber supplied or
   2.2. Evidence that suppliers have adopted and are implementing a formal environmental purchasing policy for timber and wood-based products.
3. Chain of Custody Certification scheme:
   3.1. Other evidence:

20 Stairs

1. Description: CDP portion - stairs to rear of 67/69
2. Component material, grade, finish as delivered

41 Loft ladders

1. Standard: To BS EN 14975.

75 Priming/ Sealing/ Painting

1. Surfaces inaccessible after assembly/ installation: Before fixing components, apply full protective/ decorative treatment/coating system.

80 Installation generally

1. Fasteners and methods of fixing: To Section Z20.
2. Structural members: Do not modify, cut, notch or make holes in structural members, except as indicated on drawings.
3. Temporary support: Do not use stairs, walkways or balustrades as temporary support or strutting for other work.
4. Applied features (finishes, inserts, nosings, etc.): Substrates to be even, dry, sound and free from contaminants. Make good substrate surfaces and prepare/ prime as applied feature manufacturer’s recommendations before application.

Ω End of Section

L40
General glazing

To be read with preliminaries/ general conditions.

10 Workmanship and positioning generally

1. Glazing
   1.1. Generally: In accordance with BS 6262 series.
   1.2. Integrity: Wind and watertight under all conditions. Make full allowance for deflections and other movements.
2. Glass
   2.1. Standards: Generally to BS 952 and to the relevant parts of:
      2.1.1. BS EN 572 for basic soda lime silicate glass.
      2.1.2. BS EN 1096 for coated glass.
      2.1.3. BS EN 12150-2 for thermally toughened soda lime silicate glass.
      2.1.4. BS EN ISO 12543 for laminated glass.
   2.2. Quality: Free from scratches, bubbles and other defects.
   2.3. Dimensional tolerances: Panes/ sheets to be accurately sized.
   2.4. Material compatibility: Glass/ plastics, surround materials, sealers primers and paints/ clear finishes to be compatible. Comply with glazing/ sealant manufacturers' recommendations.
   2.5. Protection: Keep materials dry until fixed. Protect insulating glass units and plastics glazing sheets from the sun and other heat sources.

20 Removal of glass/ Plastics for reuse

1. Existing glass/ plastics, glazing compound, beads, etc.: Remove carefully, avoiding damage to frame, to leave clean, smooth rebates free from obstructions and debris. Clean glazing, beads and other components that are to be reused.
2. Deterioration of frame/ surround: Submit report on defects revealed by removal of glazing.
   2.1. Affected areas: Do not reglaze until instructed.

30 Preparation

1. Surrounds, rebates, grooves and beads: Clean and prepare before installing glazing; ensure compliance with any certified installation requirements.

40 Putty-fronted single-glazing

1. Description: as per SoW
2. Pane material:
3. Surround:
4. Putty:
5. Glass installation
   5.1. Glass: Located centrally in surround using setting and location blocks, and secured with glazing sprigs/ cleats/ clips at 300 mm centres.
   5.2. Finished thickness of back bedding after inserting glazing (minimum): 1.5 mm.
   5.3. Front putty: Finished to a smooth, neat triangular profile stopping 2 mm short of sight line. Surface lightly brushed to seal putty to glass.
6. Sealing putty: Seal as soon as sufficiently hard by applying either the full final finish, or two coats of undercoat applied locally.

50 Bead-fixed single-glazing

1. Description: as per SoW
2. Glazing installation
   2.1. Glass: Located centrally in surround using setting and location blocks and distance pieces.
   2.2. Finished thickness of back bedding after inserting glazing (minimum): 3 mm.
   2.3. Front bedding: Applied to fill voids.
   2.4. Beads: Bedded in glazing compound and fixed securely.
   2.5. Visible edge of glazing compound: Finish internally and externally with a smooth chamfer.

55 Bead-fixed insulating glass units

1. Description: as per SoW
2. IGU: As clause 60.
   2.1. Perimeter taping: Do not use.
3. Thermal performance (U-value): to meet Building Regulation requirements
4. Glazing installation
   4.1. Insulating unit: Located centrally in surround using setting and location blocks.
   4.2. Gaskets and beads: Installed as recommended by frame manufacturer.
      4.2.1. Gasket fit at corners: Tight, without gaps.
   4.3. Drainage and ventilation holes: Unobstructed.

57 Bead-fixed insulating glass units

1. Description: as per SoW
2. IGU: As clause 60.
   2.1. Perimeter taping: Do not use.
3. Surround/ bead:
   3.1. Bead location: Outside.
4. Glazing system
5. Thermal performance: to meet U-value requirements.
6. Glazing installation
   6.1. Insulating unit: Located centrally in surround using setting and location blocks and distance pieces.
   6.2. Inner sealant: Applied to full height of rebate.
   6.3. Outer sealant: Applied to fill edge clearance void and space between unit and beads up to sight line.
   6.4. Finished thickness of back and front bedding after inserting glazing (minimum): 3 mm.
   6.5. Beads: Bedded on outer sealant and fixed securely.
   6.6. Excess sealant: Trimmed to a smooth chamfer.

58 Bead-fixed insulating glass units

1. Description: as per SoW
2. IGU: As clause 60.
   2.1. Perimeter taping: Do not use.
3. Surround/ bead:
   3.1. Bead location: Inside.
4. Glazing system

5. Thermal performance (U-value): to meet U-value requirements.
6. Glazing installation
   6.1. Insulating unit: Located centrally in surround using setting and location blocks and distance pieces.
   6.2. Outer sealant: Applied to full height of rebate.
   6.3. Inner sealant: Applied to fill edge clearance void and space between unit and beads up to sight line.
   6.4. Finished thickness of back and front bedding after inserting glazing (minimum): 3 mm.
   6.5. Beads: Bedded on inner sealant and fixed securely.
   6.6. Excess sealant: Trimmed to a smooth chamfer.

60 Insulated glass units

1. Description: as per SoW
2. Manufacturer: TBC
3. Standard: BS EN 1279.
4. Thermal performance (centre pane): to meet U-value requirements.

65 Fire-resistant tape/ Strip glazing

1. Fire performance to meet standards.
2. Installation: By a firm currently registered under a UKAS certified accreditation scheme for the installation of fire-resistant glazing, in accordance with glazing manufacturer's recommendations.
3. Certification: Submit fire test certification for system, including any framing, installation and maintenance requirements or restrictions.

75 Fire-resistant channel glazing

1. Description: as per SoW
2. Fire performance
   2.1. Fire resistance: meet requirements.
3. Installation: By a firm currently registered under a UKAS certified accreditation scheme for the installation of fire-resistant glazing, in accordance with glazing manufacturer's recommendations.
4. Certification: Submit fire test certification for system, including any framing, installation and maintenance requirements or restrictions.

80 Fire-resistant channel glazing

1. Description: as per SoW
2. Fire performance
   2.1. Fire resistance: meet requirements.
3. Surround/ bead:
   3.1. Aperture lining: Intumescent sheet recommended for the purpose by channel manufacturer. Stapled or glued to all sides of aperture, leaving no gaps.
4. Installation: By a firm currently registered under a UKAS certified accreditation scheme for the installation of fire-resistant glazing, in accordance with glazing manufacturer's recommendations.
5. Certification: Submit fire test certification for system, including any framing, installation and maintenance requirements or restrictions.

90 Internal tape glazing

1. Description: as per SoW

2. Installation: Glass and beads bedded with glazing tape and fixed securely. Tape trimmed flush on both sides.

96 Manifestation

1. Description: as per SoW

Ω End of Section

M10
Cement based levelling/ wearing screeds

To be read with preliminaries/ general conditions.

21 Suitability of substrates

1. General
   1.1. Suitable for specified levels and flatness/ regularity of finished surfaces. Consider permissible minimum and maximum thicknesses of screeds.
   1.2. Sound and free from significant cracks and gaps.
2. Concrete strength: In accordance with BS 8204-1, Table 2.
3. Cleanliness: Remove plaster, debris and dirt.
4. Moisture content: To suit screed type. New concrete slabs to receive fully or partially bonded construction must be dried out by exposure to the air for minimum six weeks.

22 Proprietary levelling/wearing screeds

1. General: Materials, mix proportions, mixing methods, minimum/ maximum thicknesses and workmanship must be in accordance with recommendations of screed manufacturer.
2. Standard:

30 Fully bonded construction

1. Preparation: Generally in accordance with BS 8204-1.
2. Removing mortar matrix: Shortly before laying screed, expose coarse aggregate over entire area of hardened base.
3. Texture of surface: Suitable to accept screed and achieve a full bond over complete area.
4. Bonding coat:

35 Partially bonded construction

1. Preparation: Generally in accordance with BS 8204-1.
2. Substrate surface: Brushed finish with no surface laitance.
   2.1. Texture of surface: Suitable to accept screed and achieve a bond over complete area.
3. Bonding coat:

37 Unbonded construction

1. Separation: Lay screed over a suitable sheet dpm or a separating layer.
   1.1. Type:
2. Installation of separating layer: Lay on clean substrate. Turn up for full depth of screed at abutments with walls, columns, etc. Lap 100 mm at joints.

40 Floating construction

1. Insulation
   1.1. Installation: Lay with tight butt joints. Continue up at perimeter abutments for full depth of screed.
2. Separating layer
   2.1. Installation: Lay over insulation and turn up at perimeter abutments. Lap 100 mm at joints.

45 Aggregates and cements

1. Sand: To BS EN 13139.
   1.1. Grading limits: In accordance with BS 8204-1, Table B.1.
2. Coarse aggregates
   2.1. Standard: To BS EN 12620.
   2.2. Lightweight aggregates: In accordance with BS 8204-1, Annex A.
   2.3. Designation 4/10.
3. Cement
   3.1. Cement types: In accordance with BS 8204-1, clause 5.1.3.

46 Proprietary polymer modified screeds

1. Cement types: In accordance with BS 8204-3.
2. Sand: To BS EN 13139:
   2.1. Grading limits:
3. Aggregates: In accordance with BS 8204-3.

47 Admixtures

1. Standards; In accordance with BS 8204-1, Table 1.
2. Calcium chloride: Do not use in admixtures.

50 Mixing

1. Water content: Minimum necessary to achieve full compaction, low enough to prevent excessive water being brought to surface during compaction..
2. Mixing: Mix materials thoroughly to uniform consistency in a suitable forced action mechanical mixer. Do not use a free fall drum type mixer.
3. Consistency: Use while sufficiently plastic for full compaction.
4. Ready-mixed retarded screed mortar: Use within working time and site temperatures recommended by manufacturer. Do not retemper.

52 Compaction

1. General: Compact thoroughly over entire area.
2. Screeds over 50 mm thick: Lay in two layers of equal thickness. Roughen surface of compacted lower layer then immediately lay upper layer.

53 General reinforcement

1. Steel fabric: In accordance with BS 4483.
   1.1. Type:
2. Installation: In accordance with BS 8204-1.

55 Joints in levelling screeds

1. Laying screeds: Lay continuously using 'wet screeds' between strips or bays. Minimize defined joints.
2. Daywork joints: Form with vertical edge.

60 Joints in polymer modified wearing screeds

1. Bay sizes (maximum): as per manufacturer requirements.
2. Location of bay joints: Over construction/ movement joints in base slab.

65 Strip movement joints

1. Installation: Set securely into screed to exact finished level of floor. Extend joints through to substrate.
   1.1. Secure fixing to substrate: To manufacturer's recommendation.

70 Smooth floated finish

1. Finish: Even texture with no ridges or steps.

75 Trowelled finish to levelling screeds

1. Floating: To an even texture with no ridges or steps.
2. Trowelling: To a uniform smooth surface, free from trowel marks and other blemishes, and suitable to receive specified flooring material.

80 Trowelled finish to wearing screeds

1. Floating: To an even texture with no ridges or steps.
2. Trowelling: Successively trowel at intervals, applying sufficient pressure to close surface and give a uniform, smooth finish free from trowel marks and other blemishes.

85 Finishing generally

1. Timing: Carry out all finishing operations at optimum times in relation to setting and hardening of screed material.
2. Prohibited treatments to screed surfaces
   2.1. Wetting to assist surface working.
   2.2. Sprinkling cement.

90 Curing

1. General: Prevent premature drying. Immediately after laying, protect surface from wind, draughts and strong sunlight. As soon as screed has set sufficiently, closely cover with polyethylene sheeting.
2. Curing period (minimum): As soon as screed has set sufficiently, closely cover with polyethylene sheeting for a period in line with manufacturer requirements and climatic conditions. Refer to NHBC 3.1.15 Curing, 2024.
3. Drying after curing: Allow screeds to dry gradually. Do not subject screeds to artificial drying conditions that will cause cracking or other shrinkage related problems.

Ω End of Section

M20
Plastered/ rendered/ roughcast coatings

To be read with preliminaries/ general conditions.

5 Cement:sand (air entrained)

1. Description: as per SoW
2. Sand: To BS EN 13139.
   2.1. Grading: 0/2 or 0/4 (CP or MP); category 2 fines.
3. Finish: to match existing property.

10 Cement:lime:sand

1. Description: as per SoW
2. Sand: To BS EN 13139.
   2.1. Grading: 0/2 or 0/4 (CP or MP); category 2 fines.
3. Lime: Non-hydraulic to BS EN 459-1, type CL 90S.
4. Finish: to match existing property.

15 Cement:lime:sand roughcast (harling)

1. Description: as per SoW
2. Sand: To BS EN 13139.
3. Grading: 0/2 or 0/4 (CP or MP); category 2 fines.
4. Lime: Non-hydraulic to BS EN 459-1, type CL 90S.
5. Finish: Roughcast to an even thickness and texture.

30 Lightweight gypsum plaster

1. Description: as per SoW
2. Undercoats: To BS EN 13279-1.
3. Final coat: Finish plaster to BS EN 13279-1, class B.
   3.1. Thickness: 2-3 mm.
   3.2. Finish: Smooth.

60 Cements for mortars

1. Cement: To BS EN 197-1.
   1.1. Types: Portland cement, CEM I.
2. Portland slag cement, CEM II.
3. Portland fly ash cement, CEM II.
   3.1. Strength class: 32.5, 42.5 or 52.5.
4. Sulfate resisting cement: To BS EN 197-1.

61 Lime for cement gauged mortars

1. Standard: To BS EN 459-1.
   1.1. Type: CL 90S.

62 Admixtures for cement gauged mortars

1. Suitable admixtures: as per SoW and TBD

1.1. Air entraining (plasticizing) admixtures: To BS EN 934-2 and compatible with other mortar constituents.

1.2. Other admixtures: Submit proposals.

2. Prohibited admixtures: Calcium chloride and admixtures containing calcium chloride.

63 Sand for cement gauged mortars

1. Standard: To BS EN 13139.
   1.1. Grading: 0/2 or 0/4 (CP or MP); category 2 fines.
2. Colour and texture: Consistent. Obtain from one source.

65 Mixing

1. Render mortars (site-made)
   1.1. Batching: By volume using gauge boxes or buckets.
   1.2. Mix proportions: Based on damp sand. Adjust for dry sand.
   1.3. Lime:sand: Mix thoroughly. Allow to stand, without drying out, for at least 16 hours before using.
2. Mixes: Of uniform consistence and free from lumps.
3. Contamination: Prevent intermixing with other materials.

67 Cold weather

1. General: Do not use frozen materials or apply coatings on frozen or frost bound substrates.
2. Internal work: Take precautions to prevent damage to internal coatings when air temperature is below 3°C.
3. External work: Avoid when air temperature is at or below 5°C and falling or below 3°C and rising.

69 Ready prepared lime putty

1. Type: Slaked directly from CL 90 quicklime to BS EN 459-1, using an excess of water.
   1.1. Maturation: In pits/ containers that allow excess water to drain away.
   1.2. Density of matured lime putty: 1.3-1.4 kg/L.
2. Maturation period before use (minimum): 90 days.
3. Storage: Prevent drying out or wetting. Protect from frost.

71 Suitability of substrates

1. General: Suitable to receive coatings. Sound, free from contamination and loose areas.
2. Cutting, chasing, making good, fixing of conduits and services outlets and the like: Completed.
3. Tolerances: Permitting specified flatness/ regularity of finished coatings.
4. Cleanliness: Free from dirt, dust, efflorescence and mould, and other contaminants incompatible with coatings.

74 Existing damp affected plaster/ render

1. Plaster affected by rising damp: Remove to a height of 300 mm above highest point reached by damp or 1 m above dpc, whichever is higher.
2. Perished and salt contaminated masonry
   2.1. Mortar joints: Rake out.
   2.2. Masonry units: Submit proposals.
3. Drying out substrates: Establish drying conditions.
4. Faults in substrate (structural deficiencies, additional sources of damp, etc.): Submit proposals.

76 Removing defective existing plaster

1. Plaster for removal: Loose, hollow, soft, friable, badly cracked, affected by efflorescence or otherwise damaged.
   1.1. Hollow, detached areas:
2. Stained plaster: draw to attention of CA.
3. Removing defective plaster: Cut back to a square, sound edge.
4. Faults in substrate (structural deficiencies, additional sources of damp, etc.): Submit proposals.
5. Cracks
   5.1. Fine hairline cracking/ crazing: fill.
   5.2. Other cracks: draw to attention of CA.
6. Dust and loose material: Remove from exposed substrates and edges.

78 Removing defective existing render

1. Render for removal: Detached, hollow, soft, friable, badly cracked, affected by efflorescence or otherwise damaged.
2. Removing defective render: Cut out to regular rectangular areas with straight edges.
   2.1. Horizontal and vertical edges: Square cut or slightly undercut.
   2.2. Bottom edges to external render: Do not undercut.
   2.3. Render with imitation joints: Cut back to joint lines.
3. Cracks (other than hairline cracks): Cut out to a width of 75 mm (minimum).
4. Dust and loose material: Remove from exposed substrates and edges.

79 Gypsum plasterboard backings

1. Type: To BS EN 520
   1.1. Core density (minimum): 650 kg/m³.
2. Exposed surface and edge profiles: Suitable to receive specified plaster finish.

80 plasterboard backings

1. Description: as per SoW.
2. Fixings, accessories and installation methods: As recommended by board manufacturer.
3. Fixing: At the following centres (maximum):
   3.1. Nails: 150 mm.
   3.2. Screws to partitions/ walls: 300 mm. Reduce to 200 mm at external angles.
   3.3. Screws to ceilings: 230 mm.
4. Position of nails/ screws from edges of boards (minimum)
   4.1. Bound edges: 10 mm.
   4.2. Cut/ unbound edges: 13 mm.
5. Position of nails/ screws from edges of supports (minimum): 6 mm.
6. Nail/ screw heads: Set below surface. Do not break paper or gypsum core.
7. Additional framing supports
   7.1. Fixtures, fittings and service outlets: Accurately position to suit fasteners.
   7.2. Board edges and perimeters: To suit type and performance of board.
8. Joints
   8.1. Ceilings
      8.1.1. Bound edges: At right angles to supports and with ends staggered in adjacent rows.

8.1.2. Two layer boarding: Stagger joints between layers.

8.2. Partitions/ walls

8.2.1. Vertical joints: Centre on studs. Stagger joints on opposite sides of studs.

8.2.2. Two layer boarding: Stagger joints between layers.

8.2.3. Horizontal joints:

8.2.4. Two layer boarding: Stagger joints between layers by at least 600 mm. Support edges of outer layer.

8.3. Joint widths (maximum): 3 mm.

8.4. End joints: Stagger between rows.

8.5. Two layer boarding: Stagger joints between layers.

9. Joint reinforcement tape: Apply to joints and angles except where coincident with metal beads.

81 Beads/ stops for internal use

1. Standard: In accordance with BS EN 13914-2.

82 Beads/ stops for external use

1. Standard: In accordance with BS EN 13914-1.
2. Fixing: Secure and true to line and level.
   2.1. Beads/ stops to external render: Fix mechanically.

85 Damp proof lathing

1. Joints between lathing sheets and junctions with openings: Prevent penetration and bridging of cavity by coatings.

86 Crack control at junctions between dissimilar solid substrates

1. Locations: Where defined movement joints are not required. Where dissimilar solid substrate materials are in same plane and rigidly bonded or tied together.
2. Crack control materials
   2.1. Isolating layer: Building paper to BS 1521.
   2.2. Metal lathing:
3. Installation: Fix metal lathing over isolating layer. Stagger fixings along both edges of lathing.
4. Width of installation over single junctions
   4.1. Isolating layer: 150 mm.
   4.2. Lathing: 300 mm.
5. Width of installation across face of dissimilar substrate material (column, beam, etc. with face width not greater than 450 mm)
   5.1. Isolating layer: 25 mm (minimum) beyond junctions with adjacent substrate.
   5.2. Lathing: 100 mm (minimum) beyond edges of isolating layer.

87 Application of coatings

1. General: Apply coatings firmly and achieve good adhesion.
2. Appearance of finished surfaces: Even and consistent. Free from rippling, hollows, ridges, cracks and crazing.
   2.1. Accuracy: Finish to a true plane, to correct line and level, with angles and corners to a right angle unless specified otherwise, and with walls and reveals plumb and square.
3. Drying out: Prevent excessively rapid or localized drying out.

4. Keying undercoats: Cross scratch plaster coatings and comb render coatings. Do not penetrate undercoat.

92 Curing and drying non-hydraulic lime render

1. General: Prevent premature setting and uneven drying of each coat.
2. Curing coatings: Keep each coat damp by covering with sheeting hung clear of coating. Spray with water until sufficiently firm.
3. Shrinkage: Thoroughly consolidate/ scour each coat one or more times as necessary to control shrinkage.

93 Curing and drying of render coatings

1. General: Prevent premature setting and uneven drying of each coat.
2. Curing: Keep each coat damp by covering with polyethylene sheet and/ or spraying with water.
3. Drying: Allow each coat to dry thoroughly, with shrinkage substantially complete before applying next coat.

94 Flatness/ surface regularity

1. Sudden irregularities: Not permitted.
2. Deviation of plaster surface: Measure from underside of a straight edge placed anywhere on surface.
    2.1. Permissible deviation (maximum) for plaster not less than 13 mm thick: 3 mm in any consecutive length of 1800 mm.

95 Render final coat – dry dash

1. Coarse aggregate: To BS EN 12620. Well washed.
2. Application and finishing: Achieve firm adhesion and an even overall appearance.

97 Render final coat – scraped finish

1. Finish: Scraped to expose aggregate and achieve an even texture.

99 Render final coat – plain floated finish

1. Finish: Even, open texture free from laitance.

Ω End of Section

M50
Rubber/ plastics/ cork/ lino/ carpet tiling/ sheeting

To be read with preliminaries/ general conditions.

10 Resilient floor tiling

1. Description: as per SoW.
2. Tiles
   - 2.1. Standard: To BS EN 14041.
     - 2.1.1. Evidence of compliance: Submit.
   - 2.2. Reaction to fire classification to BS EB 13501-1:
   - 2.3. BS EN ISO 10874 class: TBC
   - 2.4. Slip potential
     - 2.4.1. Slip resistance value (SRV) (minimum)/ Pendulum test value (PTV) (minimum) to BS 7976-1, -2 and -3:
     - 2.4.2. Surface roughness (Rz) (minimum) to BS 1134: TBC
   - 2.5. Recycled content: where possible.

20 Sheeting

1. Description: as per SoW.
2. Flooring roll
   - 2.1. Standard: To BS EN 14041.
     - 2.1.1. Evidence of compliance: Submit.
   - 2.2. Reaction to fire classification: evidence.
   - 2.3. BS EN ISO 10874 class: TBC
   - 2.4. Slip potential
     - 2.4.1. Slip resistance value (SRV) (minimum)/ Pendulum test value (PTV) (minimum) to BS 7976-1, -2 and -3:
     - 2.4.2. Surface roughness (Rz) (minimum) to BS 1134: TBC
   - 2.5. Recycled content: where possible.

40 Laying coverings on new wet laid bases

1. Base drying aids: Not used for at least four days prior to moisture content test.
2. Base moisture content test: Carry out in accordance with BS 5325, Annexe A or BS 8203, Annexe A.
3. Commencement of laying coverings: Not until all readings show 75% relative humidity or less.

45 Existing floor covering removed

1. Substrate: Clear of covering and as much adhesive as possible. Skim with smoothing compound to give smooth, even surface.

50 Hardboard underlay

1. Standard: To BS EN 622-2.
   - 1.1. Type: as per SoW
2. Substrate: Existing floor boards securely fixed and level with no gross irregularities or protruding fasteners.

3. Conditioning sheets: Prior to fixing.
   3.1. Requirement: To restrict in situ expansion and prevent consequential disfigurement to floor coverings.
4. Laying sheets:
   4.1. Cross joints: Staggered with none coincident with joints in base.
      4.1.1. Joints: Butted.
5. Fasteners: 25 mm ring shanked or twisted shank nails or divergent staples.
   5.1. Spacing: Commence at centre of one side of each sheet, at 150 mm grid centres over area and 100 mm centres along perimeter, set in 12 mm from edge.
   5.2. Placement: Not to project above sheet surface or through underside of base.
6. Underlay conditioned by wetting: Do not lay coverings until hardboard is dry.

55 Plywood underlay

1. Standard: To BS EN 13986.
2. Bonding quality: To BS EN 314-2, class TBC dependent on area of working.
3. Appearance: To BS EN 635, class TBC in line with above.
4. Finish: as per SoW
5. Substrate: Existing floorboards securely fixed and level with no gross irregularities or protruding fasteners.
6. Laying sheets
   6.1. Cross joints: Staggered with none coincident with joints in base.
      6.1.1. Joint width: 0.5-1 mm.
7. Fasteners: 25 mm annular ring shanked or twisted shank nails or divergent staples.
   7.1. Location: Commencing at centre of one side of each sheet, at 150 mm grid centres over area and 100 mm centres along perimeter, set in 12 mm from edge.
   7.2. Placement: Driven with heads set flush with surface and not projecting through underside of base. Not deformed.

60 Setting out tiles

1. Method: Set out from centre of area/ room so that wherever possible:
   1.1. Tiles along opposite edges are of equal size.
   1.2. Edge tiles are more than 50% of full tile width.

65 Laying coverings

1. Base/ substrate condition: Rigid, dry, smooth, free from grease, dirt and other contaminants.
2. Use a primer where recommended by adhesive manufacturer. Allow to dry thoroughly.
3. Adhesive: As specified, as recommended by covering manufacturer or, as approved.
4. Conditioning of materials prior to laying: As recommended by manufacturer.
5. Environment: Before, during and after laying, provide adequate ventilation and maintain temperature and humidity approximately at levels which will prevail after building is occupied.
6. Finished coverings: Accurately fitted, tightly jointed, securely bonded, smooth and free from air bubbles, rippling, adhesive marks, stains, trowel ridges and high spots.

70 Edgings and cover strips

1. Material/ finish: as per SoW
2. Fixing: Secure (using matching fasteners where exposed to view) with edge of covering gripped.

75 Stair nosings and trims

1. Material/ finish: as per SoW
2. Fixing: Secure, level with mitred joints. Adjusted to suit thickness of covering with continuous strips of hardboard or plywood. Packing strips and nosings bedded in gap-filling adhesive.
   2.1. Screw fixing with matching plugs:

80 Skirtings

1. Types: as per SoW
2. Fixing: Securely bond with mitred corners.
   2.1. Corners: Mitre joints.

85 Waste

1. Spare covering material: Retain suitable material for patching. On completion submit pieces for selection. Hand over selected pieces to Employer.

Ω End of Section

M60
Painting/ clear finishing

To be read with preliminaries/ general conditions.

20 Coating materials

1. Manufacturers: Obtain materials from recognised manufacturers and submit name before commencement of coating work.
2. Selected manufacturers: Submit name before commencement of coating work.

22 Handling and storage

1. Coating materials: Deliver in sealed containers, labelled clearly with brand name, type of material and manufacturer's batch number.
2. Materials from more than one batch: Store separately. Allocate to distinct parts or areas of the work.

28 Protection

1. 'Wet paint' signs and barriers: Provide where necessary to protect other operatives and general public, and to prevent damage to freshly applied coatings.

30 Preparation generally

1. Standard: In accordance with BS 6150.
2. Refer to any pre-existing CDM Health and Safety File and CDM Construction Phase Plan where applicable.
3. Risk assessments and method statements for suspected hazardous materials: Prepare for operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.
4. Preparation materials: Types recommended by their manufacturers and the coating manufacturer for the situation and surfaces being prepared.
5. Substrates: Sufficiently dry in depth to suit coating.
6. Efflorescence salts, dirt, grease and oil: Remove. Give notice if contamination of surfaces/ substrates has occurred.
7. Surface irregularities: Provide smooth finish.
8. Organic growths and infected coatings
    8.1. Remove with assistance of biocidal solution.
    8.2. Apply residual effect biocidal solution to inhibit regrowth.
9. Joints, cracks, holes and other depressions: Fill with stoppers/ fillers. Provide smooth finish.
10. Dust, particles and residues from preparation: Remove and dispose of safely.
11. Water-based stoppers and fillers
    11.1. Apply before priming unless recommended otherwise by manufacturer.
    11.2. If applied after priming: Patch prime.
12. Doors, opening windows and other moving parts
    12.1. Ease, if necessary, before coating.
    12.2. Prime resulting bare areas.

32 Previously coated surfaces generally

1. Preparation: In accordance with BS 6150.
2. Contaminated or hazardous surfaces: Give notice of:

2.1. Coatings suspected of containing lead.

2.2. Substrates suspected of containing asbestos or other hazardous materials.

2.3. Significant rot, corrosion or other degradation of substrates.

3. Risk assessment and method statement for hazardous materials: Prepare for operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.
4. Removing coatings: Do not damage substrate and adjacent surfaces or adversely affect subsequent coatings.
5. Loose, flaking or otherwise defective areas: Carefully remove to a firm edge.
6. Alkali affected coatings: Completely remove.
7. Retained coatings

7.1. Thoroughly clean.

7.2. Gloss-coated surfaces: Provide key.

8. Partly removed coatings

8.1. Apply additional preparatory coats.

8.2. Junctions: Provide flush surface.

9. Completely stripped surfaces: Prepare as for uncoated surfaces.

35 Fixtures and fittings

1. Risk assessment and method statement for hazardous materials: Prepare for operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.
2. Removal: Before commencing work: provide RAMS to CA prior to undertaking works.
3. Replacement: Refurbish as necessary, refit when coating is dry.

36 Ironmongery

1. Removal: Before commencing work remove ironmongery from surfaces to be coated.
2. Hinges:
3. Replacement: Refurbish as necessary; refit when coating is dry.

37 Wood preparation

1. General: Provide smooth, even finish with lightly rounded arises.
2. Degraded or weathered surface wood: Take back surface to provide suitable substrate.
3. Degraded substrate wood: Repair with sound material of same species.
4. Heads of fasteners: Countersink sufficient to hold stoppers/ fillers.
5. Resinous areas and knots: Apply two coats of knotting.
6. Defective primer: Take back to bare wood and reprime.

39 Steel preparation

1. Areas of defective primer, corrosion and loose scale: Take back to bare metal. Reprime as soon as possible.
2. Defective paintwork: Remove to leave a firm edge and clean bright metal.
3. Sound paintwork: Provide key for subsequent coats.
4. Corrosion and loose scale: Take back to bare metal.
5. Residual rust: Treat with a proprietary removal solution.
6. Bare metal: Apply primer as soon as possible.
7. Remaining areas: Degrease.

41 Masonry and rendering preparation

1. Loose and flaking material: Remove.

43 Plaster preparation

1. Nibs, trowel marks and plaster splashes: Scrape off.
2. Overtrowelled 'polished' areas: Provide suitable key.
3. Depressions around fixings: Fill with stopper/ filler.

45 Previously painted window frames

1. Paint encroaching beyond glass sight line: Remove.
2. Loose and defective putty: Remove.
3. Putty cavities and junctions between previously painted surfaces and glass: Clean thoroughly.
4. Finishing
    4.1. Patch prime, reputty, as necessary and allow to harden.
    4.2. Seal and coat as soon as sufficiently hard.

50 External pointing to existing frames

1. Defective sealant pointing: Remove.
2. Joint depth: Approximately half joint width; adjust with backing strip if necessary.
3. Sealant
    3.1. Manufacturer:
        3.1.1. Product reference:
    3.2. Preparation and application: As section Z22.

52 Sealing of internal movement joints

1. General: To junctions of walls and ceilings with architraves, skirtings and other trims.
2. Sealant: Water-borne acrylic.
    2.1. Preparation and application: As section Z22.

55 Existing gutters

1. Dirt and debris: Remove from inside of gutters.
2. Defective joints: Clean and seal with suitable jointing material.
3. Suspected hazardous materials: submit method statement.

61 Coating generally

1. Application: In accordance with BS 6150,
2. Conditions: Maintain suitable temperature, humidity and air quality.
3. Surfaces: Clean and dry at time of application.
4. Thinning and intermixing: Not permitted unless recommended by manufacturer.
5. Overpainting: Do not paint over intumescent strips or silicone mastics.
6. Priming coats: Apply as soon as possible on same day as preparation is completed.
7. Finish
    7.1. Even, smooth and of uniform colour.
    7.2. Free from brush marks, sags, runs and other defects.
    7.3. Cut in neatly.

8. Doors, opening windows and other moving parts: Ease before coating and between coats.

65 Concealed joinery surfaces

1. General: After priming, apply additional coatings to surfaces that will be concealed when component is fixed in place.

66 Concealed metal surfaces

1. General: Apply additional coatings to surfaces that will be concealed when component is fixed in place.

68 Staining wood

1. Primer: Apply, if recommended by stain manufacturer.
2. Application: Apply in flowing coats and brush out excess stain to produce uniform appearance.

69 Varnishing wood

1. First coat:
   1.1. Brush well in and lay off avoiding aeration.
2. Subsequent coats: Provide light key along the grain between coats.

70 External doors

1. Bottom edges: Prime and coat before hanging.

75 Bead glazing to coated wood

1. Before glazing: Apply first two coats to rebates and beads.

80 Linseed oil putty glazing

1. Setting: Allow putty to set for seven days.
2. Sealing
   2.1. Within a further 14 days, seal with a solvent-borne primer.
   2.2. Fully protect putty with coating system as soon as it is sufficiently hard.
   2.3. Extend finishing coats on to glass up to sight line.

Ω End of Section

N11
Domestic kitchen fittings, furnishings and equipment

To be read with preliminaries/ general conditions

10 Fitted base units and wall units

1. Description: as per SoW
2. Standard: To BS EN 14749.
3. Structural performance: To BS 6222-2, test level H.
4. Dimensions: To BS EN 1116.
5. Surface finishes: To BS 6222-3.

20 Worktops

1. Description: As per SoW
2. Standard: To BS EN 14749

50 Sealant

1. Standard: As per SoW
2. Colour: To match worktop

Execution

60 Moisture content of wood and wood-based boards

1. Control and monitoring
   1.1. Method statement: Submit.

65 Installation generally

1. Fixings and adhesives: As section Z20.
2. Services: TBC

70 Installing units and worktops

1. General: Well fitting, stable and secure.

75 Installing appliances

1. Connections: Provide to electric, gas, and hot and cold water services.

80 Installing sinks, taps and wastes

1. Water supply: According to BS EN 806-2 and -4.
2. Taps
   2.1. Fixing: Secure, watertight seal with the appliance.
   2.2. Positioning: Hot tap to left of cold tap as viewed by the user of the appliance.
3. Wastes
   3.1. Bedding: Waterproof jointing compound.
   3.2. Fixing: With resilient washer between appliance and backnut.

85 Sealant bedding and pointing

1. Application: As section Z22.

90 Installing trims and mouldings

1. Lengths: Un-jointed between angles or ends of runs.
2. Angle joints: Mitred.

Ω End of Section

N13
Sanitary appliances and fittings

To be read with preliminaries/ general conditions.

10 WC pans and flushing arrangements

1. Standard: To Defra WC suite performance specification or equivalent approved by the relevant water company.

12 Unisex accessible WC equipment packages (Document M)

1. Description: As per SoW
2. Type approval certificate: Submit.

25 Sinks

1. Description: As per SoW
2. Wastes:
   2.1. Standards: To BS EN 274-1, -2 and -3.
3. Traps:
   3.1. Standards: To BS EN 274-1, -2 and -3.

65 Small-bore macerator and pumping units

1. Macerator and pumping unit: Agrément certified.
2. Manufacturer: Contractor's choice
   2.1. Product reference:

70 Installation generally

1. Standards: In accordance with BS 6465-1, -2 and -3.
2. Assembly and fixing: Fix appliances securely to structure, without taking support from pipelines, level and plumb and so that surfaces designed to fall drain as intended.
3. Fasteners: Non-ferrous or stainless steel.
4. Jointing and bedding compounds: Recommended by manufacturers of appliances, accessories and pipes, to form watertight joints between appliances and backgrounds (except cisterns) and between appliances and discharge pipes.
5. Supply and discharge pipework: Fix before appliances.
6. Timing: Tiled backgrounds, other than splashbacks, complete before fixing appliances. Do not overstress tiles when fixing appliances.
7. On completion: Components and accessories working correctly with no leaks.
8. Labels and stickers: Remove.

71 Removing sanitary appliances and fittings

1. Extent: As per SoW
   1.1. Accessories:

73 Installing sanitary appliances and fittings

1. Extent
   1.1. Sanitary appliances: As per SoW

75 Installing cisterns

1. Cistern operating components: Obtain from cistern manufacturer.
2. Inlet and flushing valves: Match to pressure of water supply.
3. Internal overflows: Into pan, to give visible warning of discharge.
4. External overflows: Fix pipes to falls, and locate to give visible warning of discharge. Agree position.

76 Installing taps

1. Fixing: Secure against twisting.
2. Seal with appliance: Watertight.
3. Positioning: Hot tap to left of cold tap as viewed by user of appliance.

77 Installing wastes and overflows

1. Bedding: Waterproof jointing compound.
2. Fixing: With resilient washer between appliance and backnut.

Ω End of Section

N15
Internal fire and safety signage systems

General - Not Used

System performance

205 Design of internal signage systems

1. Description: As per SoW / CDP
2. Design: Complete detailed design and submit before commencing work.
3. Content: Signs including facing information, components, inserts, accessories and fixings necessary to complete the system.
4. Proposals: Submit drawings, schedules, technical information, calculations and manufacturer's literature before commencing work.

210 General requirements

1. Signage and way guidance system design:
   1.1. For fire escape and evacuation signage: In accordance with: BS 5499-4 or BS ISO 16069.
   1.2. For way guidance systems: In accordance with BS ISO 16069.
   1.3. For safety signs other than escape route signage: In accordance with: BS 5499-10.
2. Comply with the requirements of:

220 Sign design and format

1. Description: As per SoW
2. Geometric shapes, colours and layout: In accordance with BS ISO 3864-1.
3. Design principles for graphical symbols: In accordance with BS ISO 3864-3.
4. Colorimetric and photometric properties of safety sign materials: In accordance with BS ISO 3864-4.
5. Water safety: In accordance with BS EN ISO 7010.

Products - Not Used

Execution

610 Fixing signs generally

1. Installation: As per SoW
2. Secure, plumb and level.
3. Fasteners and adhesives: As section Z20.
4. Strength of fasteners: Sufficient to support live and dead loads.
5. Fixings showing on surface of sign: Must not detract from the message being displayed.

Completion

910 Documentation

1. Submit
   1.1. Manufacturer's maintenance instructions.
   1.2. Guarantees, warranties, test certificates, record schedules and logbooks.

Ω End of Section

P21
Door/ window ironmongery

To be read with preliminaries/ general conditions.

3 Quantities and locations

1. Quantities and locations of ironmongery are In the schedule of work .
2. Fixing: As sections L10 and L20.

4 Ironmongery range selected by contractor

1. Source: Single coordinated range.
2. Notification: Submit details of selected range, manufacturer and/ or supplier.
3. Principal material/ finish: Brass for 67/69 & 73 and stainless steel for 57
4. Items unavailable within selected range: Submit proposals.

6 Samples

1. General: Before placing orders with suppliers submit labelled samples of the following: email with proposed fittings is sufficient.
   1.1. Conformity: Retain samples on-site for the duration of the Contract. Ensure conformity of ironmongery as delivered with labelled samples.

7 Single axis door hinges

1. Description: As per SoW
2. Standard: To BS EN 1935.

12 Overhead door closers

1. Description: As per SoW
2. Standard: To BS EN 1154.
3. Operational adjustment
   3.1. Variable power: Matched to size, weight and location of doors. Fully closing latched doors and holding unlatched doors closed.
   3.2. Closing against smoke seals of fire doors: Positive. No gaps.

18 Door coordinators

1. Description: As per SoW
2. Standard: To BS EN 1158.
3. Application: To all single swing double doors with rebated meeting stiles and fitted with self closers.

24 Door locks

1. Description: As per SoW
2. Standard: To BS EN 12209.

28 Door latches

1. Description: As per SoW
2. Standard: To BS EN 12209.
3. Latch spring strength: Select to prevent unsprung lever handles drooping.

30 Emergency exit devices

1. Description: As per SoW
2. Standard: To BS EN 179.

34 Door bolts

1. Description:
2. Standard: To BS EN 12051.

38 Lever handles

1. Description: As per SoW
2. Standard: To BS EN 1906.

40 Door knobs

1. Description: As per SoW
2. Standard: To BS EN 1906.

42 Pull handles

1. Description: As per SoW
2. Standard: To BS 8424.

52 Letter plates

1. Description: As per SoW
2. Standard: To BS EN 13724.

60 Threshold weatherstrip

1. Description: As per SoW

64 Door viewers

1. Description: As per SoW

Ω End of Section

P31
Holes, chases, covers and supports for services

Clauses

10 Holes, recesses and chases in masonry

1. Locations: To maintain integrity of strength, stability and sound resistance of construction.
2. Sizes: Minimum needed to accommodate services.
   2.1. Holes (maximum): 300 mm².
3. Walls of hollow or cellular blocks: Do not chase.
4. Walls of other materials
   4.1. Vertical chases: No deeper than one third of single leaf thickness, excluding finishes.
   4.2. Horizontal or raking chases: No longer than 1 m. No deeper than one sixth of the single leaf thickness, excluding finishes.
5. Chases and recesses: Do not set back to back. Offset by a clear distance at least equal to the wall thickness.
6. 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

1. General: Avoid if possible.
2. Sizes: Minimum needed to accommodate services.
3. Position: Do not locate near knots or other defects.
4. Notches and holes in same joist: Minimum 100 mm apart horizontally.
5. Notches in joists
   5.1. Position: Locate at top. Form by sawing down to a drilled hole.
   5.2. Depth (maximum): 0.15 x joist depth.
   5.3. Distance from supports: Between 0.1 and 0.2 x span.
6. Holes in joists
   6.1. Position: Locate on neutral axis.
   6.2. Diameter (maximum): 0.25 x joist depth.
   6.3. Centres (minimum): 3 x diameter of largest hole.
   6.4. Distance from supports: Between 0.25 and 0.4 of span.
7. Notches in roof rafters, struts and truss members: Not permitted.
8. Holes in struts and columns: Locate on neutral axis.
   8.1. Diameter (maximum): 0.25 x minimum width of member.
   8.2. Centres (minimum): 3 x diameter of largest hole.
   8.3. Distance from ends: Between 0.25 and 0.4 of span.

30 Pipe sleeves

1. Material: Match pipeline.
2. Sleeves: Extend through full thickness of wall or floor. Position accurately.
   2.1. Clearance around service (maximum): 20 mm or diameter of service, whichever is the lesser.
   2.2. Installation: Bed solid.

Ω End of Section

R10
Rainwater drainage systems

To be read with preliminaries/ general conditions.

16 PVC-U gutters

1. Standard: To the relevant parts of BS EN 607 and BS EN 1462, Kitemark certified.

26 Proprietary rainwater outlets

1. Manufacturer: contractor choice.
2. Roof construction: timber pitched.
   2.1. Roof insulation thickness: TBC

32 Cast iron pipework - flexible couplings

1. Standard: To BS EN 877, Agrément certified.

35 PVC-U pipework

1. Standard: As per SoW

50 Installation generally

1. Electrolytic corrosion: Avoid contact between dissimilar metals where corrosion may occur.
2. Discharge of rainwater: Complete, and without leakage or noise nuisance.
3. Components: Obtain from same manufacturer for each type of pipework and guttering.
4. Allowance for thermal and building movement: Provide and maintain clearance as fixing and jointing proceeds.
5. Fixings and fasteners: As section Z20.
6. Protection
   6.1. Fit purpose made temporary caps to prevent ingress of debris.
   6.2. Fit access covers, cleaning eyes and blanking plates as the work proceeds.

60 Gutters laid to fall

1. Setting out: To true line and even gradient to prevent ponding or backfall. Position high points of gutters as close as practical to the roof and low points not more than 50 mm below the roof.
2. Joints: Watertight.
3. Roofing underlay: Dressed into gutter.

65 Gutters laid level

1. Setting out: Level and as close as practical to roof.
2. Joints: Watertight.
3. Roofing underlay: Dressed into gutter.

70 Pipework

1. Fixing: Securely, plumb and/ or true to line with additional supports as necessary to support pipe collars, particularly at changes in direction.
2. Cut ends of pipes and gutters: Clean and square with burrs and swarf removed.

75 Fixing insulation to internal pipelines and gutters

1. Fixing: Secure and neat. Provide continuity at supports and leave no gaps. Fix split pipe insulation with the split on 'blind' side of pipeline.
   1.1. Method:
2. Timing: Do not fit insulation until completion of pipe airtightness or leakage testing.

80 Internal pipework test –England,Wales,IrelandandNorthern Ireland

1. Preparation: Temporarily seal open ends of pipework with plugs.
2. Test apparatus: Connect a 'U' tube water gauge and air pump to pipework via a plug.
3. Testing: Pump air into pipework until gauge registers 38 mm.
4. Required performance
   4.1. Allow a period for temperature stabilization, after which the pressure of 38 mm is to be maintained without loss for not less than 3 minutes.

81 Internal pipework test –Scotland

1. Standard: To BS EN 12056-2, National annex NG.

92 Gutter test

1. Preparation: Temporarily block all outlets.
2. Testing: Fill gutters to overflow level and after 5 minutes closely inspect for leakage.

Ω End of Section

R11
Above ground foul drainage systems

To be read with preliminaries/ general conditions.

21 PVC-U soil/ vent pipework and wc branches

1. Description: As per SoW
2. Standard
   2.1. To BS EN 1329-1, Kitemark certified; or
   2.2. To BS 4514, Kitemark certified.

31 Cast iron pipework – flexible couplings

1. Description: As per SoW
2. Standard: To BS EN 877.

45 Air admittance valves

1. Standard: To BS EN 12380 or Agrément certified.
2. Minimum air flow rate: To BS EN 12056-2.
3. Position: Vertical.
4. Unheated locations: Fit manufacturer's insulating cover.

46 Grease traps and converters

1. Standards: In accordance with BS EN 1825-1 and to BS EN 1825-2 and Kitemark or Agrément certified

50 Installation generally

1. Standards: To BS EN 12056-5.
2. Components: From same manufacturer for each type of pipework.
3. Electrolytic corrosion: Avoid contact between dissimilar metals where corrosion may occur.
4. Plastics and galvanized steel pipes: Do not bend.
5. Allowance for thermal and building movement: Provide and maintain clearance as fixing and jointing proceeds.
6. Concealed or inaccessible surfaces: Decorate before starting work specified in this section.
7. Protection
   7.1. Purpose made temporary caps: Fit to prevent ingress of debris.
   7.2. Access covers, cleaning eyes and blanking plates: Fit as the work proceeds.
8. Drainage from appliances: Quick, quiet and complete, without blockage, crossflow, backfall, leakage, odours, noise nuisance or risk to health.
9. Access: Provide access fittings in convenient locations to permit cleaning and testing of pipework.

60 Fixing pipework

1. Pipework: Fix securely plumb and/ or true to line. Fix discharge stack pipes at or just below socket collar or coupling.
2. Branches and low gradient sections: Fix with uniform and adequate falls to drain efficiently.
3. Externally socketed pipes and fittings: Fix with sockets facing upstream.
4. Additional supports: Provide as necessary at junctions and changes in direction.

5. Vertical pipes: Provide a load bearing support not less than every storey level. Tighten fixings as work proceeds so that every storey is self-supporting.
6. Wall and floor penetrations: Isolate pipework from structure, e.g. with pipe sleeves.
   6.1. Masking plates: Fix at penetrations if visible in the finished work.
7. Expansion joint sockets: Fix rigidly to the building.
8. Fixings: Allow the pipe to slide.
9. Cut ends of pipes: Clean and square with burrs and swarf removed.

65 Electrical continuity

1. Joints in metal pipes with flexible couplings: Make with clips (or suitable standard pipe couplings) supplied for earth bonding by pipework manufacturer to ensure electrical continuity.

66 Identification of internal foul drainage pipework

1. Markings: To BS 1710.
   1.1. Type:
   1.2. Wording:
2. Type: Integral lettering on pipe wall, self-adhesive bands or identification clips.
3. Locations: At 500 mm centres, junctions and both sides of slabs, valves, appliances, bulkheads and wall penetrations.

69 Installing air admittance valves

1. Position: Vertical, above flood level of highest appliance served and clear of insulation materials (other than the manufacturer's insulating cover).
2. Connection to discharge stack: Allow removal for rodding, e.g. ring seal.
3. Roof spaces and other unheated locations: Fit manufacturer's insulating cover.

70 Pipework airtightness test

1. Preparation
   1.1. Open ends of pipework: Temporarily seal using plugs.
   1.2. Test apparatus: Connect a 'U' tube water gauge and air pump to pipework via a plug or through trap of an appliance.
2. Testing: Pump air into pipework until gauge registers 38 mm.
3. Required performance: Pressure of 38 mm is to be maintained without loss for at least three minutes.

72 Pre-handover checks

1. Temporary caps: Remove.
2. Permanent blanking caps, access covers, rodding eyes, floor gratings and the like: Secure complete with fixings.

74 Submittals

1. Manufacturer's instructions for grease traps: Handover at completion.

Ω End of Section

S90
Hot and cold water supply systems

General - Not Used

System performance

210 Design

1. Description:
2. Design: Complete the design of the hot and cold water supply system.
3. Standard: To BS EN 806-2, BS 8558 and in accordance with HSE publication ‘The control of legionella bacteria in water systems. Approved code of practice and guidance’.
4. Proposals: Submit drawings (showing equipment positions and pipeline routes), technical information, calculations and manufacturers' literature.

250 Pipeline sizes

1. Sizing: Calculate sizes to meet simultaneous demand for the building in accordance with BS 8558 or BS EN 806-3. Submit proposals.
2. Performance
   2.1. Water velocity (maximum): 1.3 m/s for hot water and 2.0 m/s for cold water.
   2.2. Filling time (maximum) for cold water storage cistern:

260 Draw-off requirements

1. Baths (G¾)
   1.1. Type of supply: TBC
   1.2. Discharge rate (design): 0.3 L/s.
2. Baths (G1)
   2.1. Type of supply: TBC
   2.2. Discharge rate (design): 0.6 L/s.
3. Bidets
   3.1. Type of supply: TBC
   3.2. Discharge rate (design): 0.2 L/s.
4. Dishwashing machines
   4.1. Type of supply: TBC
   4.2. Discharge rate (design): 0.15 L/s.
5. Handbasins (pillar or mixer taps)
   5.1. Type of supply: TBC
   5.2. Discharge rate (design): 0.1 L/s.
6. Handbasins (spray or spray mixer taps)
   6.1. Type of supply: TBC
   6.2. Discharge rate (minimum): 0.05 L/s.
7. Kitchen sinks (G½)
   7.1. Type of supply: TBC
   7.2. Discharge rate (design): 0.2 L/s.
8. Kitchen sinks (G¾)
   8.1. Type of supply: TBC

8.2. Discharge rate (design): 0.3 L/s.

9. Kitchen sinks (G1)
   9.1. Type of supply: TBC
   9.2. Discharge rate (design): 0.6 L/s.
10. Shower heads
   10.1. Type of supply: TBC
   10.2. Discharge rate (minimum): 0.2 L/s.
11. Urinal cisterns (each position served)
   11.1. Type of supply: TBC
   11.2. Discharge rate (design): 0.004 L/s.
12. Urinal flushing valves
   12.1. Type of supply: TBC
   12.2. Discharge rate (design): 0.3 L/s.
13. Washbasins (pillar or mixer taps)
   13.1. Type of supply: TBC
   13.2. Discharge rate (design): 0.15 L/s.
14. Washing machines
   14.1. Type of supply: TBC
   14.2. Discharge rate (design): 0.2 L/s.
15. WC cisterns (to fill in 2 minutes)
   15.1. Type of supply: TBC
   15.2. Discharge rate (design): 0.13 L/s.
16. WC pressure flushing valves
   16.1. Type of supply: TBC
   16.2. Discharge rate (design): 1.5 L/s.
17. WC flushing troughs
   17.1. Type of supply: TBC
   17.2. Discharge rate (design): 0.15 L/s.

Products

310 Dezincification

1. Fittings, pipelines, equipment located below ground or in concealed or inaccessible locations: Resistant to dezincification, e.g. gunmetal.

315 Water meters

1. Description: as per SoW
2. Standard: To BS EN ISO 4064-1.

360 Instantaneous water heaters, electric

1. Description: as per SoW
2. Standard: To BS EN 60335-2-35, BEAB-approved.

450 Metal flue pipes

1. Description: as per SoW
2. Standard: To BS 715 or BS EN 1856-1.

500 Copper pipelines, chromium-plated

1. Description:
2. Standard: To BS EN 1057, Kitemark-certified.
   2.1. Finish: To BS EN ISO 1456, service condition 2.
3. Temper: Half-hard R250.
4. Wall thicknesses (nominal): To BS EN 1057.
5. Jointing: Type A compression fittings to BS EN 1254-2.
   5.1. Finish: Chromium plate to BS EN ISO 1456, service condition 3.
6. Connections to appliances and equipment: Select from:
   6.1. Compression fittings: To BS EN 1254-2, Kitemark-certified.
   6.2. Fittings with threaded ends: To BS EN 1254-4.
7. Supports:

510 Copper pipelines for general use

1. Standard: To BS EN 1057, Kitemark-certified.
2. Temper: Half-hard R250.
3. Wall thickness (nominal): To BS EN 1057.
4. Jointing generally: Integral lead free solder ring capillary fittings to BS EN 1254-1, Kitemark-certified.
5. Connections to appliances and equipment: Select from:
   5.1. Compression fittings: To BS EN 1254-2, Kitemark-certified.
   5.2. Fittings with threaded ends: To BS EN 1254-4.

520 Polyethylene pipelines for underground use

1. Standard: To BS EN 12201-2 and -3.
2. Jointing: Compression fittings.
3. Colour: Blue.

620 Valves generally

1. Types: Approved for the purpose by local water supply undertaker and of appropriate pressure and/ or temperature ratings.
2. Control of valves: Fit with handwheels for isolation and lockshields for isolation and regulation of circuits or equipment.

625 Ball valves

1. Description: as per SoW
2. Standard: WRAS-approved.

630 Double-check valve assemblies

1. Description: as per SoW
2. Standard: Copper alloy check valves to BS EN 13959 with test cock to BS 2879 between.

640 Draining taps

1. Description: as per SoW
2. Standard: Copper alloy to BS 2879, type 1, hose connection pattern, Kitemark-certified.

Execution

715 Installation generally

1. Installation: To BS EN 806-4.
2. Performance: Free from leaks and the audible effects of expansion, vibration and water hammer.
3. Fixing of equipment, components and accessories: Fix securely, parallel or perpendicular to the structure of the building.
4. Preparation: Immediately before installing tanks and cisterns on a floor or platform, clear the surface completely of debris and projections.
5. Corrosion resistance: In locations where moisture is present or may occur, provide corrosion-resistant fittings/ fixings and avoid contact between dissimilar metals by use of suitable washers, gaskets, etc.

718 Installing water meters

1. Standard: To BS EN ISO 4064-5.

720 Installing cisterns

1. Outlet positions: Connect lowest outlets at least 30 mm above bottom of cistern.
2. 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.

725 Installing warning/ overflow pipes to cisterns

1. Difference (minimum) between normal water level and overflow level
   1.1. Cold water storage cisterns: The greater of 32 mm or the bore of warning pipe.
   1.2. Feed and expansion cisterns: Sufficient to allow 20% increase in the volume of water in the tank, plus 25 mm.
2. Vertical distance (minimum) of water supply inlet above overflow level: Bore of warning pipe.
3. Fall (minimum): 1 in 10.
4. Installation: Support to prevent sagging. Terminate pipes separately in prominent positions with turned down ends. Turn down within the cistern. Terminate 50 mm below normal water level.
5. Insulation: Insulate within the building where the pipe is in an uninsulated space and subject to freezing.

727 Installing vent pipes over cisterns

1. Route: Install with no restrictions or valves and rising continuously from system connection to discharge over cistern.
2. Internal diameter (minimum): 20 mm.

770 Installing flue pipe

1. Joints and bends: Minimize number.
2. Slope: Not more than 30° from the vertical.
3. Joints: Install with sockets uppermost, fully supported and fixed securely with brackets supplied for the purpose. Do not locate joints within the depth of floors.
   3.1. Seals: Seal joints in accordance with manufacturer's installation instructions, to provide a gas-tight installation.
4. Expansion and contraction: Accommodate thermal movement.
5. Fire safety: Locate a safe distance from combustible materials.
6. Roof junction: Weatherproof. Fit terminal and flashings, collars, and the like.

790 Pipelines installation

1. Appearance: Install pipes straight, and parallel or perpendicular to walls, floors, ceilings, and other building elements.
2. Pipelines finish: Smooth, consistent bore, clean, free from defects, e.g. external scratching, toolmarks, distortion, wrinkling, and cracks.
3. Concealment: Generally conceal pipelines within floor, ceiling and/ or roof voids.
4. Access: Locate runs to facilitate installation of equipment, accessories and insulation and allow access for maintenance.
5. 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.
6. Electrical equipment: Install pipelines clear of electrical equipment. Do not run pipelines through electrical enclosures or above switch gear distribution boards or the like.
7. Insulation allowance: Provide space around pipelines to fit insulation without compression.

800 Pipelines fixing

1. Fixing: Secure and neat.
2. Joints, bends and offsets: Minimize.
3. Pipeline support: Prevent strain, e.g. from the operation of taps or valves.
4. Drains and vents: Fix pipelines to falls. Fit draining taps at low points and vents at high points.
5. 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.
6. Dirt, insects or rodents: Prevent ingress.

810 Supports for copper and stainless steel pipelines

1. Spacing: Fix securely and true to line at the following maximum centres:
   1.1. 15 and 22 mm pipe OD: 1200 mm horizontal, 1800 mm vertical.
   1.2. 28 and 35 mm pipe OD: 1800 mm horizontal, 2400 mm vertical.
   1.3. 42 and 54 mm pipe OD: 2400 mm horizontal, 3000 mm vertical.
2. Additional supports: Locate within 150 mm of connections, junctions and changes of direction.

815 Supports for exposed thermoplastics pipelines

1. Spacing: Fix securely and true to line at the following maximum centres:
   1.1. Up to 16 mm pipe OD: 300 mm horizontal, 500 mm vertical.
   1.2. 17-25 mm pipe OD: 500 mm horizontal, 800 mm vertical.
   1.3. 26-32 mm pipe OD: 800 mm horizontal, 1000 mm vertical.
2. Additional supports: Locate within 150 mm of connections, junctions and changes of direction.

820 Bends in thermoplastics pipelines

1. Bends: Do not use 90° elbow fittings instead of 90° bends.
2. Large radius bends: Support at maximum centres.
3. 90° bends: Fix pipe clips either side of bend.
4. Small radius bends: Fully support 90° bends with cold form bend fixtures.

830 Pipeline spacing

1. Clearance (minimum) to face of wall-fixed pipes or pipe insulation
   1.1. From floor: 150 mm.

1.2. From ceiling: 50 mm.

1.3. From wall: 15 mm.

1.4. Between pipes: 25 mm.

1.5. From electrical conduit, cables, etc.: 150 mm.

840 Joints in copper and stainless steel pipelines

1. Preparation: Cut pipes square. Remove burrs.
2. Joints: Neat, clean and fully sealed. Install pipe ends into joint fittings to full depth.
3. Bends: Do not use formed bends on exposed pipework, except for small offsets. Form changes of direction with radius fittings.
4. Adaptors for connecting dissimilar materials: Purpose designed.
5. Substrate and plastics pipes and fittings: Do not damage, e.g. by heat when forming soldered joints.
6. Flux residue: Clean off.

841 Capillary joints in plastics-coated pipelines

1. Plastics coating: Do not damage, e.g. by direct or indirect heat. Wrap completed joint (when cool) with PVC tape of matching colour, half lapped.

845 Joints in thermoplastics pipelines

1. Standard: Fusion jointing in accordance with WIS 4-32-08.
2. Fittings and accessories for joints: Purpose designed.
3. Preparation: Cut pipes square. Remove burrs.
4. Joints: Neat, clean and fully sealed. Install pipe ends into joint fittings to full depth.
5. Compression fittings: Do not overtighten.

850 Pipelines entering buildings

1. Depth: Lay pipes at least 750 mm and no more than 1350 mm below finished ground level.
2. Pipelines rising into building within 750 mm of the external face of the external wall or passing through a ventilated void below floor level: Insulate from finished floor level to 600 mm beyond external face of building.
3. Ends of pipeducts: Seal both ends to a depth of at least 150 mm.

855 External supply pipelines

1. Requirement: Insulate pipelines exposed to air less than 750 mm below finished ground level or more than 1350 mm below finished ground level.

860 Installation of insulation to pipelines

1. Standard: In accordance with BS 5970.
2. Cold water pipelines: Insulate in unheated spaces. Insulate potable cold water pipelines.
3. Hot water pipelines: Insulate, except for short lengths in prominent positions next to appliances.
4. Appearance: Fix securely and neatly. Make continuous over fittings and at supports. Leave no gaps. Locate split on ‘blind’ side of pipeline.
5. Timing: Fit insulation after testing.

865 Installing insulation to cisterns

1. Standard: In accordance with BS 5970.
2. General: Fix securely to sides and top of cisterns. Leave no gaps.

3. Access cover: Allow removal of cover with minimum disturbance to insulation.
4. Underside of cistern: Insulate where exposed in unheated spaces.

870 Installing valves

1. Isolation and regulation valves: Provide on equipment and subcircuits.
2. Access: Locate where valves can be readily operated and maintained and next to equipment which is to be isolated.
3. Connection to pipework: Fit with joints to suit the pipe material.

Completion

910 Flushing and filling

1. Standard: To BS EN 806-4.

920 System disinfection

1. Disinfection: To BS EN 806-4.

930 Testing

1. Standard: To BS EN 806-4.
2. Notice (minimum): Three days.
3. Preparation: Secure and clean pipework and equipment. Fit cistern and tank covers.
4. Leak testing: Start boiler and run the system until all parts are at normal operating temperatures and then allow them to cool down to cold condition for a period of three hours.
5. 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 one hour as follows:
    5.1. 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.
    5.2. 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.
    5.3. Inaccessible or buried pipelines: Carry out hydraulic pressure test to twice the working pressure.

940 Commissioning

1. Standard: To BS EN 806-4.
2. Equipment: Check and adjust operation of equipment, controls and safety devices.
3. Outlets: Check operation of outlets for satisfactory rate of flow and temperature.

950 Testing service pipelines

1. Test method: Disconnect from the mains, fill with potable water, exclude air, and apply at least twice the working pressure for one hour.
2. Test criterion: No leakage.

960 Documentation

1. Manufacturers' operating and maintenance instructions: Submit for equipment and controls.
2. System operating and maintenance instructions: Submit for the system as a whole giving optimum settings for controls.
3. Record drawings: Submit drawings showing the location of circuits and operating controls.

970 Operating tools

1. Tools: Supply tools for operation, maintenance and cleaning purposes.
2. Valve keys: Supply keys for valves and vents.

980 Labels

1. Valve labels: Provide labels on isolating and regulating valves on primary circuits, stating their function.

Ω End of Section

U90
General ventilation

General

130 Mechanical extract fan ventilation

1. Description: To all wc's and kitchen facilities
2. Room extract terminals: Submit proposals
3. Fan units: Submit proposals
4. Air ductwork: Submit proposals
5. Air ductwork accessories: Submit proposals
6. External exhaust air terminals: Submit proposals
7. Controls: Submit proposals
8. Completion: Commissioning

System performance

Products

350 Window trickle ventilators

1. Description: For all new window installations
2. Manufacturer: contractor choice.

413 Ventilation fan units

1. Description: A per SoW
2. Standards
   2.1. Performance testing: To BS EN 13141-6 for exhaust fans for single dwellings.
   2.2. Safety: To BS EN 60335-1 and BS EN 60335-2-80.

443 Dampers, fire/ smoke

1. Description: If required
2. Standard: To BS EN 15650.
3. Classification to BS EN 13501-3:

445 Dampers, smoke

1. Description: if required
2. Standard: To BS EN 12101-8.
3. Classification to BS EN 13501-4

Execution

610 Passive stack ventilation systems

1. Installation: Install ductwork in runs that are as short and straight as possible, with smooth curvature to offsets.
2. Arrangement: Do not install ducts at more than 45° from vertical.
3. Air leakage: Prevent leakage where ducts enter rooms and around inlet grilles.

660 Flexible ductwork

1. Installation: Fully extend without overstretching.
2. Support: Form smooth flowing curves without kinking, sagging or slumping.

670 Rigid ductwork generally

1. Joints: Seal. Provide a robust, airtight installation.
2. Support: Do not distort ductwork or reduce cross-sectional area. Do not strain joints.
3. Falls: Fall away from fans, dampers and other in-line accessories.
4. Sleeves: Locate where ducts pass through building fabric. Bed solidly to the surrounding construction. Leave a gap of 10–20 mm between sleeve and duct and fill completely.
5. Fire-rated ductwork sleeves: Install in accordance with ASFP Blue book.

680 Installing condensate drains

1. Access: Provide for cleaning.

690 Site-applied insulation

1. Location: Fit insulation to ductwork in unheated spaces.
2. Installation: Fix securely. Leave no gaps. Make continuous.

Completion

912 Verification on completion

1. Requirement: certification

920 Operation and maintenance

1. Operating and maintenance instructions: provide upon completion in O&M pack

Ω End of Section

V90
Electrical systems

System performance

210 Design of low-voltage electrical installation generally

1. Design and detailing: Complete for the electrical installation.
2. Standards: In accordance with BS 7671 and the requirements of the electricity distributor.

220 Design of low-voltage incoming supply

1. Design and detailing: Complete for the low-voltage incoming supply.

235 Arrangement of particular circuits

1. Separation: Divide installation into separately controlled circuits.

240 Design of general lighting system

1. Design and detailing: Complete for the general lighting system.

250 Design of emergency lighting system

1. Design and detailing: Complete for the emergency lighting system.
2. Standards
   2.1. Emergency escape lighting: In accordance with BS 5266-1.
   2.2. Escape route, open area, high risk task area and standby lighting: To BS EN 1838 and BS EN 50172.

265 Design and lighting calculations

1. Proposals: as per SoW

275 Small power system design

1. Purpose: AS per SoW
2. Small power outlets: As per SoW

280 Earthing and bonding design

1. Design: Complete the design of the earthing and bonding systems.
2. Earthing, main protective bonding, supplementary bonding and protective conductors:

Products

320 Distribution boards

1. Manufacturer: Submit proposals

330 Cable trays

1. Description: Submit proposals
2. Standard: To BS EN 61537.
   2.1. Continuity characteristics:
   2.2. Conductivity characteristics:

335 Cable baskets

1. Standard: To BS EN 61537.

338 Underground cable marker tape

1. Standard: To BS EN 12613.
2. Format
   2.1. Background colour: Yellow.
   2.2. Text colour: Black.
3. Legend: 'CAUTION ELECTRIC CABLE BELOW' continuous along the tape length.

342 Rigid conduit and fittings

1. Standards: To BS EN 61386-1 and BS EN IEC 61386-21.

350 Cable trunking and cable ducting for wall and ceiling mounting

1. Standards: To BS EN 50085-1 and BS EN 50085-2-1.

414 Polyvinyl chloride (PVC)-insulated and sheathed cables

1. Standard: To BS 6004.

415 Cross-linked polyolefin-insulated low-smoke halogen-free (LSHF) non-sheathed single-core cables

1. Standard: To BS EN 50525-1 and BS EN 50525-3-41.

416 Polyvinyl chloride (PVC)-insulated non-sheathed single-core cables

1. Standard: To BS EN 50525-1 and BS EN 50525-2-31.

417 Thermosetting-insulated thermoplastic-sheathed low-smoke halogen-free (LSHF) cables

1. Standard: To BS 7211.

418 Thermosetting-insulated polyvinyl chloride (PVC)-sheathed armoured cables

1. Standard: To BS 5467.

419 Thermosetting-insulated thermoplastic-sheathed low-smoke halogen-free (LSHF) armoured cables

1. Standard: To BS 6724.

420 Protective conductors

1. Type:

430 Electrical accessories

1. Standards
   1.1. Generally: To BS 5733.
   1.2. Switches: To BS EN 60669-1.

432 Ceiling power switches

1. Standards: To BS EN 60669-1 and BS EN 60669-2-4.

433 Double-pole switches

1. Standards: To BS EN 60669-1 and BS EN 60669-2-4.

435 Fused connection units

1. Standard: To BS 1363-4.

440 Standard socket outlets

1. Standard: To BS EN 1363-2.

441 Standard socket outlet residual current devices (SRCDs)

1. Standards: To BS 1363-2 and BS 7288.

455 Lighting switches

1. Standard: To BS EN 60669-1.

456 Dimmer switches and controls

1. Standards: To BS EN 60669-1 and BS EN 60669-2-1.

510 General purpose luminaires

1. Photometric performance: To BS EN 13032-1.

511 Lamps generally

1. Manufacturer:
    1.1. Lamps of the same type and rating: Same manufacturer.
2. Standards
    2.1. Compact fluorescent lamps: To BS EN 60901 and BS EN 61199.
    2.2. High-pressure mercury lamps: To BS EN 60188 and BS EN 62035.
    2.3. High-pressure sodium lamps: To BS EN 62035.
    2.4. Light-emitting diodes (LEDs): To BS EN IEC 62031.
    2.5. Metal halide lamps: To BS EN 62035.
    2.6. Tubular fluorescent lamps
        2.6.1. Single-capped lamps: To BS EN 60901 and BS EN 61199.
        2.6.2. Double-capped lamps: To BS EN 60081 and BS EN 61195.
    2.7. Tungsten halogen lamps: To BS EN 60432-2 and BS EN 60357.

517 Bayonet batten lampholders

1. Standard: To BS EN 61184.

518 Pendant sets

1. Standards
    1.1. Cable: To BS EN 50525-1 and BS EN 50525-2-11.
    1.2. Ceiling roses: To BS 67.

1.3. Lampholders to BS 7895 and BS EN 61184.

580 Earthing and bonding equipment

1. Earth electrodes: In accordance with BS 7430.
2. Earth clamps: To BS 951.

Execution

610 Electrical installation generally

1. Standard: In accordance with BS 7671.

615 Installing connection to incoming supply

1. Main switchboard/ distribution board: Connect to main incoming metering equipment.
2. Nature of connection: Liaise with the DNO to ensure the correct size, quantity and type of cable is provided for connection to their equipment.

630 Installing switchgear

1. Orientation: TBC
2. Clearance in front of switchgear (minimum):
3. Labelling: to be clearly labelled

645 Installing cable tray

1. Supports and fasteners: Avoid contact between dissimilar metals. Use corrosion-resistant components in locations where moisture may occur.
2. Earth protection: Ensure that, where utilized, tray jointing pieces are properly fixed and provide satisfactory continuity between the separate sections of containment.

650 Installing cable basket

1. Supports and fasteners: Avoid contact between dissimilar metals. Use corrosion-resistant components in locations where moisture may occur.
2. Earth protection: Ensure that, where utilized, basket jointing pieces are properly fixed and provide satisfactory continuity between the separate sections of containment.

655 Installing steel conduit and fittings

1. Location: Position vertically and horizontally in line with equipment served, and parallel with building lines. Locate where accessible.
2. Jointing
    2.1. Number of joints: Minimize.
    2.2. Lengths of conduit: Maximize.
    2.3. Cut ends: Remove burrs, and plug during construction works.
    2.4. Movement joints in structure: Manufactured expansion coupling.
    2.5. Threaded steel conduits: Tightly screw to ensure electrical continuity, with no thread showing.
    2.6. Conduit connections to boxes and items of equipment, other than those with threaded entries:

660 Installing PVC conduit and fittings

1. Fixing
    1.1. Spacing of conduit saddles (maximum):

1.2. Fix boxes independently of conduit.

1.3. At fittings and changes of direction:

1.4. Thermal expansion: Allow for expansion couplings in accordance with manufacturer's recommendations.

2. Location: Position vertically and horizontally in line with equipment served, and parallel with building lines. Locate where accessible.

3. Jointing

3.1. Number of joints: Minimize.

3.2. Lengths of conduit: Maximize.

3.3. Cut ends: Remove burrs.

3.4. Movement joints in structure: Manufactured expansion coupling.

4. Connections to boxes, trunking, equipment and accessories: Use threaded adaptors.

5. Mounting and support:

670 Installing trunking/ ducting systems

1. Positioning: Accurate with respect to equipment served, and parallel with other services and where relevant, floor level and other building lines.

2. Access: Provide space encompassing cable trunking to permit access for installing and maintaining cables.

3. Jointing

3.1. Number of joints: Minimize.

3.2. Lengths of trunking/ ducting: Maximize.

3.3. Steel systems: Mechanical couplings. Do not weld. Fit a copper link at each joint to ensure that satisfactory electrical continuity is maintained between the separate sections of trunking, equipment and accessories.

4. Movement: Fix securely. Restrain floor-mounted systems during screeding.

5. Junctions and changes of direction: Proprietary jointing units.

6. Internal fire barriers: Provide to maintain integrity of fire compartment.

680 Cable routes

1. Cables generally:

1.1. Concealed cable runs to wall switches and outlets: Align vertically or horizontally with the accessory.

2. Exposed cable runs:

2.1. Orientation: Straight, vertical and/ or horizontal and parallel to walls.

3. Distance from other services running parallel:

3.1. Heating pipes:

685 Installing cables

1. General: Install cables neatly and securely. Protect against accidental damage, adverse environmental conditions, mechanical stress and deleterious substances.

2. Timing:

3. Jointing: At equipment and terminal fittings only.

4. Cables passing through walls:

5. Cables surrounded or covered by thermal insulation:

6. Cable guards:

690 Installing cables in plaster

1. Protection: trunking

705 Installing armoured cable

1. Temperature: Do not start installation if cable or ambient temperature is below 0°C, or has been below 0°C during the previous 24 hours.

710 Installing PVC-sheathed cable

1. Temperature: Do not install cables if ambient temperature is below 5°C.

715 Installing MICC cable

1. Bending: Do not corrugate sheath.
2. Sealing cable ends: Fit terminations as soon after cable installation as practicable. Temporarily seal open cable ends to prevent the ingress of moisture where terminations are not fitted immediately.
3. Testing:
4. Terminations: To BS EN 60702-2.
5. Connection to equipment and boxes:

720 Installing electrical accessories and equipment

1. Arrangement: Coordinate with other wall- or ceiling-mounted equipment.
2. Positioning: Accurately and square to vertical and horizontal axes.
3. Alignment: Align adjacent accessories on the same vertical or horizontal axis.
4. Mounting heights (finished floor level to underside of equipment/ accessory):
5. Accessory face plates: Free from any traces of plaster, grout and paint or similar.

760 Equipment labelling

1. Electrical equipment: Install labels indicating purpose.
2. Voltage warning notices
   2.1. Location: Apply to equipment in a position where it can be seen prior to gaining access to live parts when the voltage within exceeds 230 V.
   2.2. Format: To BS EN ISO 7010, functional reference number, W012, includes warnings of the voltage present.

Completion

830 Inspection and testing generally

1. Standard: In accordance with BS 7671.
2. Notice before commencing tests (minimum):
3. Labels and signs:
4. Certificates:
   4.1. Number of copies: 2

860 Inspection and testing of emergency lighting systems

1. Standard: In accordance with BS 5266-1.
2. Certificate of testing:
   2.1. Standard:

2.2. Number of copies: 2

3. System log book: To BS 5266-1.

Ω End of Section

Z21
Mortars

Cement gauged mortars

110 Cement gauged mortar mixes

1. Specification: Proportions and additional requirements for mortar materials are specified elsewhere.

120 Sand for site made cement gauged masonry mortars

1. Standard: To BS EN 13139.
2. Grading: 0/2 (FP or MP).
   2.1. Fines content where the proportion of sand in a mortar mix is specified as a range (e.g. 1:1: 5-6):
      2.1.1. Lower proportion of sand: Use category 3 fines.
      2.1.2. Higher proportion of sand: Use category 2 fines.
3. Sand for facework mortar: Maintain consistent colour and texture. Obtain from one source.

131 Ready-Mixed lime:sand for cement gauged masonry mortars

1. Standard: To BS EN 998-2.
2. Lime: Nonhydraulic to BS EN 459-1.
   2.1. Type: CL 90S.
3. Pigments for coloured mortars: To BS EN 12878.

135 Site made lime:sand for cement gauged masonry mortars

1. Permitted use: Where a special colour is not required and in lieu of factory made ready-mixed material.
2. Lime: Nonhydraulic to BS EN 459-1.
   2.1. Type: CL 90S.
3. Mixing: Thoroughly mix lime with sand, in the dry state. Add water and mix again. Allow to stand, without drying out, for at least 16 hours before using.

160 Cements for mortars

1. Cement: To BS EN 197-1 and CE marked.
   1.1. Types: Portland cement, CEM I.
2. Portland limestone cement, CEM II/A-L or CEM II/A-LL.
3. Portland slag cement, CEM II/B-S.
4. Portland fly ash cement, CEM II/B-V.
   4.1. Strength class: 32.5, 42.5 or 52.5.
5. White cement: To BS EN 197-1 and CE marked.
   5.1. Type: Portland cement, CEM I.
   5.2. Strength class: 52.5.
6. Sulfate resisting Portland cement
   6.1. Types: To BS EN 197-1 Sulfate resisting Portland cement, CEM I/SR and CE marked.
7. To BS EN 197-1 fly ash cement, CEM II/B-V and CE marked.
   7.1. Strength class: 32.5, 42.5 or 52.5.

8. Masonry cement: To BS EN 413-1 and CE marked.
   8.1. Class: MC 12.5.

180 Admixtures for site made cement gauged mortars

1. Air entraining (plasticizing) admixtures: To BS EN 934-3 and compatible with other mortar constituents.
2. Other admixtures: Submit proposals.
3. Prohibited admixtures: Calcium chloride, ethylene glygol and any admixture containing calcium chloride.

190 Retarded ready to use cement gauged masonry mortars

1. Standard: BS EN 998-2.
2. Lime for cement:lime:sand mortars: Nonhydraulic to BS EN 459-1.
   2.1. Type: CL 90S.
3. Pigments for coloured mortars: To BS EN 12878.
4. Time and temperature limitations: Use within limits prescribed by mortar manufacturer.
   4.1. Retempering: Restore workability with water only within prescribed time limits.

210 Making cement gauged mortars

1. Batching: By volume. Use clean and accurate gauge boxes or buckets.
   1.1. Mix proportions: Based on dry sand. Allow for bulking of damp sand.
2. Mixing: Mix materials thoroughly to uniform consistency, free from lumps.
   2.1. Mortars containing air entraining admixtures: Mix mechanically. Do not overmix.
3. Working time (maximum): Two hours at normal temperatures.
4. Contamination: Prevent intermixing with other materials.

Lime:sand mortars

310 Lime:sand mortar mixes

1. Specification: Proportions and additional requirements for mortar materials are specified elsewhere.

320 Sand for lime:sand masonry mortars

1. Type: Sharp, well graded.
   1.1. Quality, sampling and testing: To BS EN 13139.
   1.2. Grading/ Source: As specified elsewhere in relevant mortar mix items.

330 Ready prepared lime putty

1. Type: Slaked directly from CL 90 quicklime to BS EN 459-1, using an excess of water.
   1.1. Maturation: In pits/ containers that allow excess water to drain away.
   1.2. Density of matured lime putty: 1.3-1.4 kg/litre.
2. Maturation period before use (minimum):

340 Pozzolanic additives for nonhydraulic lime:sand mortars

1. Mixing: Mix thoroughly into mortar during knocking up.

345 Admixtures for hydraulic lime:sand mortars

1. Air entraining (plasticizing) admixtures: To BS EN 934-3 and compatible with other mortar constituents.
2. Prohibited admixtures: Calcium chloride, ethylene glycol and any admixture containing calcium chloride.

360 Making lime:sand mortars generally

1. Batching: By volume. Use clean and accurate gauge boxes or buckets.
2. Mixing: Mix materials thoroughly to uniform consistency, free from lumps.
3. Contamination: Prevent intermixing with other materials, including cement.

370 Site prepared nonhydraulic lime:sand mortars

1. Mixing: Mix materials thoroughly by compressing, beating and chopping. Do not add water.
   1.1. Equipment: Roller pan mixer or submit proposals.
2. Maturation period before use (maximum):

380 Ready to use nonhydraulic lime:sand mortars

1. Materials: Select from:
   1.1. Lime putty slaked directly from quicklime to BS EN 459-1 and mixed thoroughly with sand.
   1.2. Quicklime to BS EN 459-1 slaked directly with sand.
2. Maturation period before use (maximum):

390 Knocking up nonhydraulic lime:sand mortars

1. Knocking up before and during use: Achieve and maintain a workable consistency by compressing, beating and chopping. Do not add water.
   1.1. Equipment: Roller pan mixer or submit proposals.

400 Making hydraulic lime:sand mortars

1. Mixing hydrated hydraulic lime:sand: Follow the lime manufacturer's recommendations for each stage of the mix.
   1.1. Water quantity: Only sufficient to produce a workable mix.
2. Working time: Within limits recommended by the hydraulic lime manufacturer.

Ω End of Section

Specification created using NBS Chorus

4 THE SCHEDULE OF WORKS

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SECTION 1 - 73 HIGH ST, WSM - SCHEDULE OF WORKS

		Schedule of Works (£)
1.0	**Generally**	
1.1	The works generally comprise the strip out and 'green boxing' of the unit leaving it ready for turn-key occupation.	**N/A**
1.2	The Contractor is to make themselves aware of the general workings of the site, particularly in relation to delivery and removal of materials and waste. The works are to be carried out in such a way that will cause the least possible inconvenience to neighbouring occupiers and the general public.	
1.3	The contractor is permitted to use the existing WC facilities on the upper floors, however these are to be left in immaculate condition upon sectional completion, ready for use by an incoming tenant. Schedule of Condition to be taken prior to works commencing and issued to the CA. The Contractor is to allow here for any additional necessary welfare provisions in accordance with the CDM-Regulations 2015.	
1.4	The contractor is permitted to use the existing electricity and water supplies on site. The unit does not currently have an active electrical supply however the Employer is planning to re-energise before works commence. Meter readings are to be taken by the contractor and the start and completion of the Section.	
1.5	The Contractor must allow for all builders works in connection with the proposed works, including those associated with sub-contractors, and for all making good to the fabric and structure.	
1.6	The Contractor is required to provide equipment and plant as required in order to safely undertake and complete the proposed works. This is to be used by properly trained/competent persons with necessary certification.	
1.7	Allow for regularly disposing of any debris, rubbish and the like during the course of the works and to undertake a sparkle clean on completion.	
1.8	The contractor is to allow here for site security measures including but not limited to barriers, hoarding, signage etc ensuring that the site cannot be accessed by the public either via the high street or at the rear and to protect the high street from debris.	

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SECTION 1 - 73 HIGH ST, WSM - SCHEDULE OF WORKS

		Schedule of Works (£)
2.0	**Scaffold**	
2.1	**CDP:** Contractor to allow here for installing scaffolding as necessary to carry out the full scope of works detailed. Allow here for obtaining the necessary licences with the local authority and to provide scaffolding to all aspects of the property in order to safely carry out the full extent of proposed works. This is to be designed in accordance with NASC Technical Guidance TG20. The scaffolding is to be erected and dismantled in accordance with NASC SG4 'Preventing falls in scaffolding' by competent persons using appropriate PPE.	
2.2	Further allowance for a mechanical/motorised hoist is permitted as the contractor deems necessary. Provide cost here.	
2.3	Engage the services of a specialist (SSAIB or similarly approved) to design and install a wireless scaffold alarm system with suitable coverage across all parts to meet PD6662/EN50131 standards. System to be monitored and provide alerts to a designated named contact at the main contractor. Supply and fix appropriate signage etc.	
2.4	Allow here for regular inspection of the scaffolding. At a minimum this is to comprise an inspection following erection and before first use, at intervals of no more than 7-days thereafter and then following any circumstance liable to jeopardise the safety of the installation. Inspection to be carried out by a competent person under the CISRS (or similarly approved). Scaffold inspection report should be provided to the CA and included in the Health & Safety File.	
2.5	Ladders are to be removed at the end of each working day to prevent unauthorised access to the scaffold.	
3.0	**Asbestos Removal**	
3.1	The contractor is to remove all ACM's as per the attached R&D survey in accordance with the Control of Asbestos Regulations 2012. The contractor is to hand over all hazardous waste notes and waste transer notes upon completion.	
3.2	Following removal of asbestos, provide hazardous waste consignment notes.	
3.3	All work to be undertaken in accordance with the Control of Asbestos Regulations 2012.	

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SECTION 1 - 73 HIGH ST, WSM - SCHEDULE OF WORKS

		Schedule of Works (£)
	EXTERNALLY	
4.0	**Roofs**	
4.1	The contractor is to rake out and repoint the chimney stacks in NHL 5 and remove all cement flashings.	
4.2	The contractor is to allow to cut out and replace a total of 40 nr frost damaged bricks to the chimney stacks. Replacement mortar to be NHL 5.	
4.3	The contractor is to remove all cement flashing at the base of both the chimney stacks and replace with new code 5 lead bossed apron and side flashings in accordance with the lead sheet association guide.	
4.4	The contractor is to allow to replace any cracked/broken roof tiles with new to match the existing profiles.	
4.5	The contractor is to hack off all cement render to the parapet walls and re-render with a thin layer of hydraulic lime render in NHL 5.	
4.6	The contractor is to allow for isolated rebuilding of the parapet walls in hydraulic lime mortar NHL 5 where the masonry is unstable.	
4.7	Following removal of the cement render, the contractor is to cut in a new 5mm drip detail to the parapet copings.	
4.8	The contractor is to carefully rake out and repoint the coping stones to the front elevation in NHL 5 mortar.	
4.9	Take up two courses of roof tiles and renew felt at eaves level with breathable membrane. Allow for replacement of approximately 20 tiles where required.	
4.1	The contractor is to remove the linings to the valley gutter and replace with code 5 lead in accordance with the lead sheet association.	
4.11	The contractor is to rake out and repoint the ridge tiles.	
4.12	The contractor is to thoroughly clean out and flush through the rainwater goods including all valley gutters, parapet gutters, secret gutters and downpipes leaving good and free-flowing.	
4.13	Install balloon grate over rear flat roof outlet.	

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SECTION 1 - 73 HIGH ST, WSM - SCHEDULE OF WORKS

		Schedule of Works (£)
5.0	**Front Elevation**	
5.1	Hack off and replace all loose, cracked and blown render and re-render in hydraulic lime NHL 3.5 leaving ready to receive decoration.	
5.2	Remove all redundant fixings and vegetation and undertake render repairs in hydraulic lime NHL 3.5 leaving ready to receive decoration.	
5.3	Undertake timber splice repairs to 3 no. timber sash windows leaving windows free of rot, fully operational and ready to receive decoration. Allow to replace window putties as necessary.	
5.4	Allow the Provisional Sum of £750 to overhaul and reform lead cover flashing to the shop front.	**750.00**
5.5	Remove 2 no. spot lights over the shop entrance and replace the affected soffit with either Scots Pine, European Redwood or Douglas Fir and leave ready to receive decoration.	
5.6	Allow the Provisional Sum of £1,250 to undertake isolated timber splice repairs and filling repairs to the shop front leaving timber free of rot and ready to receive decoration.	**1,250.00**
5.7	Remove all ironmongery and non-original doorbells/sensors and replace with new brass ironmongery to include 1 no. yale lock, 1 no. mortice lock, 2 no. pull handles and 1 no. letter plate.	
5.8	Remove the existing shop front signage and bespoke timber cladding and replace with pine board fascia panel and leave ready to receive decoration. Fascia height is to be no greater than 750mm.	
5.9	Install a thin 'picture frame' onto the shop front fascia signage board to create additional weatherproofing. Design to be agreed with the CA.	

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SECTION 1 - 73 HIGH ST, WSM - SCHEDULE OF WORKS

		Schedule of Works (£)
6.0	**Rear Elevation**	
6.1	Hack off and replace all loose, cracked and blown render and re-render to match existing leaving ready to receive decoration.	
6.2	Remove and replace the 2.0no. timber windows with white uPVC double glazed units and provide FENSA certification upon completion.	
6.3	Remove all vegetation from elevation and conduct render repairs leaving ready to receive decoration.	
6.4	Allow the Provisional Sum of £500 to undertake minor repairs to rainwater goods including replacement brackets and realigning.	**500.00**
6.5	Thoroughly prepare and undertake corrosion treatment to the rear handrail and staircase.	
6.6	The handrail to the rear staircase has sheared off. The contractor should allow to either re-attach the handrail or replace it if re-attaching isn't possible.	
6.7	The contractor is to install contrasting nosings to the rear staircase to the top and bottom steps of each flight.	
	INTERNALLY	
7.0	**Generally**	
7.1	The contractor is to remove and dispose of all loose stock and furniture throughout.	
7.2	The contractor should allow a provisional sum of £500 for emergency exit signage. To be expended upon strict instructions of the CA.	**500.00**

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SECTION 1 - 73 HIGH ST, WSM - SCHEDULE OF WORKS

		Schedule of Works (£)
8.0	**Upper Floors**	
8.1	Overhaul all loft hatches and provide integrated ladders.	
8.2	Upgrade loft insulation to ensure a minimum of 270mm depth is achieved throughout. The contractor should also allow to install downlight caps to protect any downlights from direct contact with the insulation.	
8.3	Strip out the existing WC and kitchen facilities completely inclusive of floor coverings, wall mounted fixtures/fitting, plumbing, electricity supply etc and make good affected surfaces and cap off drainage connections.	
8.4	Strip out all non loadbearing plasterboard partitions back to the solid walls and allow to undertake plaster repairs to provide an even finish throughout leaving ready to receive decoration.	
8.5	Allow the PC Sum of £…../sqm to hack off and replace all damp affected plaster leaving ready to receive decorations. Allow minimum area of 20.0sqm.	
8.6	Allow to replace any missing sections of skirting board to match existing profile and leave ready to receive decoration.	

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SECTION 1 - 73 HIGH ST, WSM - SCHEDULE OF WORKS

		Schedule of Works (£)
9.0	**Ground Floor**	
9.1	Strip out all mineral fibre tiled suspended ceilings inclusive of all hangers, fixings, integrated lighting, speakers, alarms, sensors etc. and make good ceiling above.	
9.2	Remove all non loadbearing plasterboard partitions as per the appended proposed plans and make good affected surfaces leaving ready to receive decoration.	
9.3	Remove the current structural wall separating the front and back of house areas and install new RSJ in accordance with the structural engineers drawings (to be provided). Demolition of the structural wall to be undertaken in accordance with BS 6187.	
9.4	Remove and replace the current WC installation with new Doc M compliant WC pack. Installation to include pull cord alarm.	
9.5	Allow a provisional sum of £2000 for replacement of the macerator system serving the WC and kitchen. To be expended upon strict instructions of the CA.	**2,000.00**
9.6	Following removal of the suspended ceiling, the contractor is to retrofit insulation to the rear flat roof to create a 'cold roof' construction achieving a u-value not exceeding 0.25. Ensure a vapour control layer is installed and sufficient air gap for cross ventilation above the insulation. Type of insulation contractors choice.	
9.7	Following the removal of the suspended ceiling and installation of the flat roof insulation, the contractor is to install a plasterboard ceiling with FD30 pink board.	
9.8	Form new FD30 partition inclusive of fire door to create a new back of house area in the location shown on the plan. Contractor to using metal studs with 2x12.5mm plasterboard with staggered joints and appropriate high/low level detailing.	
9.9	Remove the current kitchenette and install a new kitchenette in the same location as the existing. Kitchenette to include tiled splashback, countertop, three 600mm wide wall units, one 600mm wide sink unit, sink and taps, undercounter Ariston 15L water heater and space for 1 no. undercounter fridge and 1 no. undercounter dishwasher inclusive of plumbing. Kitchenette to be Howdens or similar and design to be approved by CA before purchase.	

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SECTION 1 - 73 HIGH ST, WSM - SCHEDULE OF WORKS

		Schedule of Works (£)
9.10	Strip out all wall linings and cladding throughout the unit inclusive of the staircase back to core walls.	
9.11	The contractor should line all walls with plasterboard, provide a taped and jointed finish leaving ready to receive decoration.	
9.12	The contractor should remove all floor coverings throughout the ground floor.	
9.13	The contractor is to apply a latex levelling screen throughout the ground floor leaving the surface ready to receive a floor covering.	
9.14	The contractor is to create a matwell of approx 2m2 to accommodate hard wearing ridged entrance barrier matting.	
9.15	The contractor is to supply and fit hard wearing ridged entrance barrier matting together with all trims/accessories. Proposed samples to be provided for approval prior to fitting.	
9.16	The contractor is to supply and install Polyflor Bloc solid colour vinyl sheet flooring (or similar to be approved) throughout the ground floor. Different colour to be used for the WC. Colours TBC. Allow for threshold replacements throughout.	
9.17	Remove the carpet/floor coverings to all internal staircases and replace with antislip vinyl (colour TBC) with contrasting nosings to the top and bottom steps throughout and allow to replace all rubber inlays with new.	
9.18	The contractor is to replace the threshold between the ground floor stairwell and main retail area on a like-for-like basis.	
9.19	The contractor is to allow a provisional sum of £1500 for fireproofing works to the ground floor stairwell. To be expended upon strict instructions of the CA.	**1,500.00**
9.20	The contractor is to install new timber skirting board 168mm high throughout the ground floor area. Profile to be ogee or ovolo.	

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SECTION 1 - 73 HIGH ST, WSM - SCHEDULE OF WORKS

		Schedule of Works (£)
10.0	**M&E**	
10.1	The contractor should strip back the existing small power supply back to the distribution board and install new DB from the mains in surface mounted conduit. The contractor should allow to install a total of 12 no. double power sockets to the ground floor, 6 no. double power sockets to the first floor and 6 no. double power sockets to the top floor. Locations TBC.	
10.2	The contractor should allow to install power sockets for the undercounter fridge, dishwasher and Ariston water heater.	
10.3	The contractor should remove the existing lighting to the back of house area and install LED panel lighting to the remainder of the ground floor to match the retail space inclusive of associated fixings, cable trays etc. ensuring a minimum lux level of 500 Lux is achieved.	
10.4	The contractor is to install LED bulkhead lighting to the kitchenette and WC.	
10.5	The should allow a provisional sum of £1000 for repairs and amendments to the emergency lighting system. To be expended upon strict instructions of the CA.	**1,000.00**
10.6	The contractor is to undertake an EICR upon commencement and completion, ensuring all C1&C2 items are remedied.	
10.7	The contractor should allow a provisional sum of £1500 to remedy any remaining C1&C2 items. To be expended upon strict instructions of the CA.	**1,500.00**
10.8	The contractor should allow to amend the existing fire alarm system to provide even coverage of smoke detection and sounders throughout the unit in line with approved document B.	
10.9	The contractor is to service the fire alarm and provide certification upon completion.	
10.10	The contractor is to install vent Axia or similar extract fans to both the new wc and the new kitchenette. These are to be vented through the felt flat roof above and therefore the contractor should also allow for the supply and installation of 2 no. flat roof vents and allow for any associated repairs to the felt roof covering.	
10.11	Remove the data installations inclusive of any server cabinets back to source and make good retained surfaces.	

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SECTION 1 - 73 HIGH ST, WSM - SCHEDULE OF WORKS

		Schedule of Works (£)
11.0	**Decoration**	
11.1	The contractor is to thoroughly prepare and redecorate the rendered front and rear elevations (colour TBC) in exterior masonry paint with as many coats as required to leave an even finish.	
11.2	The contractor is to thoroughly prepare and decorate all exterior joinery including fascia, windows, doors etc. in oil based satin paint with as many coats as required to leave an even finish.	
11.3	The contractor is to thoroughly prepare and redecorate the previously painted rainwater goods, downpipes and soil pipes to the rear elevation in a proprietary metal paint with as many coats as required to leave an even finish.	
11.4	The contractor is to thoroughly prepare and redecorate the shop front in exterior oil based satin paint with as many coats as required to leave an even finish. To include frame, fascia, soffits, door etc. Colour TBC.	
11.5	The contractor is to thoroughly prepare and decorate all internal plastered walls and ceilings in a proprietary emulsion paint with at least 1 coat primer and as many top coats as required to leave an even finish.	
11.6	The contractor is to thoroughly prepare and redecorate all internal woodwork including bannisters, skirting, architraves etc in oil based satin finish paint in pure brilliant white with as many coats as required to leave an even finish.	
11.7	Thoroughly prepare and redecorate the rear staircase and handrail with at least 2 coats of metal paint leaving an even finish throughout. Colour to match existing.	
12.0	**Finishing & Sectional Completion**	
12.1	The contractor is to supply an electronic copy of the H&S file.	
12.2	The contractor is to hand over all waste transfer notes and hazardous waste consignment notes.	
12.3	The contractor is to undertake a final sweep clean of the site leaving it free of loose dust and debris.	
12.4	The contractor is to hand over all certificates upon completion.	
12.5	Remove all site set-up and leave site in good order.	
	Section C Sub-Total	

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SECTION 2 - 57 HIGH ST, WSM - SCHEDULE OF WORKS

		Schedule of Works (£)
1.0	**Generally**	
1.1	The works generally comprise the strip out and 'green boxing' of the unit along with a shop front renewal leaving it ready for turn-key occupation.	
1.2	The Contractor is to make themselves aware of the general workings of the site, particularly in relation to delivery and removal of materials and waste. The works are to be carried out in such a way that will cause the least possible inconvenience to neighbouring occupiers and the general public.	
1.3	The contractor is permitted to use the existing WC facilities on the upper floors, however these are to be left in immaculate condition upon sectional completion, ready for use by an incoming tenant. Schedule of Condition to be taken prior to works commencing and issued to the CA. The Contractor is to allow here for any additional necessary welfare provisions in accordance with the CDM-Regulations 2015.	
1.4	The contractor is permitted to use the existing electricity and water supplies on site. The unit does not currently have an active electrical supply however the Employer is planning to re-energise before works commence. Meter readings are to be taken by the contractor and the start and completion of the Section.	
1.5	The Contractor must allow for all builders works in connection with the proposed works, including those associated with sub-contractors, and for all making good to the fabric and structure.	
1.6	The Contractor is required to provide equipment and plant as required in order to safely undertake and complete the proposed works. This is to be used by properly trained/competent persons with necessary certification.	
1.7	Allow for regularly disposing of any debris, rubbish and the like during the course of the works and to undertake a sparkle clean on completion.	
1.8	The contractor is to allow here for site security measures including but not limited to barriers, hoarding, signage etc ensuring that the site cannot be accessed by the public either via the high street or at the rear and to protect the high street from debris.	

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SECTION 2 - 57 HIGH ST, WSM - SCHEDULE OF WORKS

		Schedule of Works (£)
2.0	**Scaffolding**	
2.1	**CDP:** Contractor to allow here for installing scaffolding as necessary to carry out the full scope of works detailed. Allow here for obtaining the necessary licences with the local authority and to provide scaffolding to all aspects of the property in order to safely carry out the full extent of proposed works. This is to be designed in accordance with NASC Technical Guidance TG20. The scaffolding is to be erected and dismantled in accordance with NASC SG4 'Preventing falls in scaffolding' by competent persons using appropriate PPE.	
2.2	Further allowance for a mechanical/motorised hoist is permitted as the contractor deems necessary. Provide cost here.	
2.3	Engage the services of a specialist (SSAIB or similarly approved) to design and install a wireless scaffold alarm system with suitable coverage across all parts to meet PD6662/EN50131 standards. System to be monitored and provide alerts to a designated named contact at the main contractor. Supply and fix appropriate signage etc.	
2.4	Allow here for regular inspection of the scaffolding. At a minimum this is to comprise an inspection following erection and before first use, at intervals of no more than 7-days thereafter and then following any circumstance liable to jeopardise the safety of the installation. Inspection to be carried out by a competent person under the CISRS (or similarly approved). Scaffold inspection report should be provided to the CA and included in the Health & Safety File.	
2.5	Ladders are to be removed at the end of each working day to prevent unauthorised access to the scaffold.	
3.0	**Asbestos Removal & enabling works**	
3.1	The contractor is to remove all ACM's as per the attached R&D survey in accordance with the Control of Asbestos Regulations 2012. The contractor is to hand over all hazardous waste notes and waste transer notes upon completion.	
3.2	Following removal of asbestos, provide hazardous waste consignment notes.	
3.3	All work to be undertaken in accordance with the Control of Asbestos Regulations 2012.	

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SECTION 2 - 57 HIGH ST, WSM - SCHEDULE OF WORKS

		Schedule of Works (£)
	EXTERNALLY	
4.0	**Roofs**	
4.1	The contractor is to strip the existing felt flat roof coverings back to the roof deck. This shall be to the main upper roof and rear lower flat roof.	
4.2	The contractor is to install new proprietary two-layer torch-on bituminous felt roofing systems across all flat roofs incorporating rigid insulation to achieve a u-value of 0.18 w/m2k. System to include cap sheet, underlay, insulation and vapour control layer. Minimum of 15 year manufacturer insurance-backed warranty to be provided upon completion.	
4.3	The contractor to include a provisional sum of £2,500 for repairs to the roof deck prior to installation of the new roof coverings. To be expended upon strict instructions of the CA.	**2,500.00**
4.4	The contractor is to ensure that roofs achieve falls of 1:40 to allow for sufficient rainwater run off. Necessary adjustment to made.	
4.5	The contractor is to remove all lead flashings affected by the change in roof height and replace with new code 5 lead in accordance with the lead sheet association. Include for all detailing to leave weathertight.	
4.6	The contractor is to remove and replace the gutters and downpipes with white uPVC ensuring sufficient falls to achieve free-flowing discharge.	
4.7	The contractor is to allow a provisional sum of £1000 for render repairs to the inside face of the front parapet wall. To be expended upon strict instructions of the CA.	**1,000.00**

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SECTION 2 - 57 HIGH ST, WSM - SCHEDULE OF WORKS

		Schedule of Works (£)
5.0	**Front Elevation**	
5.1	The contractor is to undertake a comprehensive low pressure clean of the concrete front façade. Methods to be agreed with the CA prior to commencing the work.	
5.2	Following cleaning, the contractor is to thoroughly inspect the elevation alongside the CA to identify concrete defects. Allow a provisional sum of £2,000 for concrete repairs. To be expended upon strict instructions of the CA.	**2,000.00**
5.3	Remove and replace the 6 uPVC windows and replace on a like-for-like basis using white framed double glazed units. Fensa certificates or equivalent building regulations to be handed over upon completion.	
5.4	The contractor is to undertake localised repointing to the concrete panel joints where this is shallow/loose and friable.	
5.5	Allow the Provisional Sum of £750 to overhaul and reform lead cover flashing to the shop front.	**750.00**
5.6	**CDP:** The shop front is to be removed inclusive of roller shutter and replaced in accordance with the attached plan. Planning permission pending. General joinery is to be constructed with either Scots Pine, European Redwood or Douglas Fir and fascia boards are to be constructed using pine boards. Contractor is to design all detailing and submit proposals with their tender. Please ensure design is in accordance with the NSC shop front design guide provided within the additional information folder.	
5.7	The contractor is to install new stainless steel ironmongery to include 1 no. yale lock, 1 no. mortice lock, 2 no. pull handles and 1 no. letter plate.	

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SECTION 2 - 57 HIGH ST, WSM - SCHEDULE OF WORKS

		Schedule of Works (£)
6.0	**Rear Elevation**	
6.1	Hack off and replace all loose, cracked and blown render and re-render to match existing leaving ready to receive decoration.	
6.2	Remove and replace the 2 no. timber windows with white uPVC double glazed casement units and provide FENSA certification upon completion.	
6.3	Remove all redundant fixings to render and undertake filling repairs leaving ready to receive decoration.	
6.4	Remove and renew vent plate above rear exit door.	
6.5	The contractor is to renew the emergency light of the rear exit door.	
	INTERNALLY	
7.0	**Generally**	
7.1	The contractor is to undertake a full strip out of the unit including mineral fibre tiled suspended ceiling and all integrating fittings and A/C etc, all wall linings/cladding, shelving, counters, wall mounted heaters, wall tiling and flooring etc.	
7.2	The contractor is to remove and dispose of all loose stock and furniture throughout.	
7.3	The contractor should allow a provisional sum of £500 for emergency exit signage. To be expended upon strict instructions of the CA.	**500.00**

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SECTION 2 - 57 HIGH ST, WSM - SCHEDULE OF WORKS

		Schedule of Works (£)
8.0	**Upper Floors**	
8.1	Overhaul all loft hatches and provide integrated ladders.	
8.2	Upgrade loft insulation to ensure a minimum of 270mm depth is achieved throughout. The contractor should also allow to install downlight caps to protect any downlights from direct contact with the insulation.	
8.3	Remove hot water cylinder, tank and associated plumbing/pipework to the 2nd floor.	
8.4	Remove the current kitchenette and install a new kitchenette in the same location as the existing. Kitchenette to include tiled splashback, countertop, three 600mm wide wall units, one 600mm wide sink unit, sink and taps, undercounter ariston 15L water heater and space for 1 no. undercounter fridge and 1 no. undercounter dishwasher inclusive of plumbing. Kitchenette to be Howdens or similar and design to be approved by CA before purchase.	
8.5	Remove the current wc/shower installations and replace with 2 no. wc's and 2 no. hand basins inclusive of taps and tiled splashback.	
8.6	Allow to hack off and replace all blown, loose, damaged or damp affected plaster leaving ready to receive decorations.	
8.7	Allow to replace any missing sections of skirting board to match existing profile and leave ready to receive decoration.	
8.8	The contractor is to allow a provisional sum of £1500 for repairs to the timber floorboards. To be expended upon strict instructions of the CA.	**1,500.00**
8.9	Remove the carpet/floor coverings to all internal staircases and replace with antislip vinyl (colour TBC) with contrasting nosings to the top and bottom steps throughout and allow to replace all rubber inlays with new.	
8.10	Provide and lay antislip vinyl to 1st floor landing area, lobby to kitchenette, kitchenette and wc's in accordance with manufacturers recommendations. Allow to undertake all necessary preparatory works and include for cutting, trimming and necessary detailing to provide a neat, clean and consistent finish. Colour TBC.	
8.11	Refix loose balustrades to 2nd floor staircase.	
8.12	Replace all handrails to staircases on a like-for-like basis.	
8.13	The contractor is to allow a provisional sum of £2,000 for fireproofing works. To be expended upon strict instructions of the CA.	**2,000.00**

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SECTION 2 - 57 HIGH ST, WSM - SCHEDULE OF WORKS

		Schedule of Works (£)
9.0	**Ground Floor**	
9.1	Strip out all mineral fibre tiled suspended ceilings inclusive of all hangers, fixings, integrated lighting, speakers, alarms, sensors etc. and make good ceiling above.	
9.2	Remove all non loadbearing plasterboard partitions as per the appended proposed plans and make good affected surfaces leaving ready to receive decoration.	
9.3	Following the removal of the suspended ceiling, the contractor is to install new plasterboard ceiling soffit using 15mm fireline board with taped and jointed finish.	
9.4	Dry line the section of exposed brick wall within the small back of house area and leave ready to receive decoration.	
9.5	Remove the current kitchenette and install a new kitchenette in the same location as the existing. Kitchenette to include countertop, three 600mm wide wall units, one 600mm wide sink unit, sink and taps, undercounter ariston 15L water heater and space for 1 no. undercounter fridge and 1 no. undercounter dishwasher inclusive of plumbing. Kitchenette to be Howdens or similar and design to be approved by CA before purchase.	
9.6	Provisional sum of £1000 for repairs to the rear fire exit door. To be expended upon strict instructions of the CA.	**1,000.00**
9.7	The contractor should line all walls with 12.5mm plasterboard with taped and jointed finish leaving ready to receive decoration.	
9.8	The contractor should remove all floor coverings throughout the ground floor.	
9.9	The contractor is to apply a latex levelling screen throughout the ground floor leaving the surface ready to receive a floor covering.	
9.10	The contractor is to supply and install Polyflor Bloc solid colour vinyl sheet flooring (or similar to be approved) throughout the ground floor. Colours TBC. Allow for threshold replacements throughout.	
9.11	The contractor is to create a mattwell of approx 2m2 to accommodate hard wearing ridged entrance barrier matting.	
9.12	The contractor is to supply and fit hard wearing ridged entrance barrier matting together with all trims/accessories. Proposed samples to be provided for approval prior to fitting.	
9.13	The contractor is to allow a provisional sum of £1500 for fireproofing works to the ground floor. To be expended upon strict instructions of the CA.	**1,500.00**
9.14	The contractor is to install new primed MDF skirting board throughout ground floor, 100mm high in simple bevel edge profile.	

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SECTION 2 - 57 HIGH ST, WSM - SCHEDULE OF WORKS

		Schedule of Works (£)
10.0	**M&E**	
10.1	The contractor should strip back the existing small power supply back to the distribution board and install new DB connected to exsting power supply in surface mounted conduit. The contractor should allow to install a total of 8 no. double power sockets to the ground floor, 6 no. double power sockets to the first floor and 6 no. double power sockets to the top floor. Locations TBC.	
10.2	The contractor should allow to install power sockets for the undercounter fridge, dishwasher and ariston water heater.	
10.3	The contractor should install LED lighting to the ground floor inclusive of associated fixings, cable trays etc. ensuring a minimum lux level of 500 lux is achieved. Contractor to submit proposals for lighting design.	
10.4	The contractor is to install LED bulkhead lighting to the WCs.	
10.5	The contractor is to install LED batten lights to the kitchenette and upper floor rooms.	
10.6	The should allow a provisional sum of £1000 for repairs and amendments to the emergency lighting system. To be expended upon strict instructions of the CA.	**1,000.00**
10.7	The contractor is to undertake an EICR upon commencent and completion, ensuring all C1&C2 items are remedied.	
10.8	The contractor should allow a provisional sum of £1500 to remedy any remaining C1&C2 items. To be expended upon strict instructions of the CA.	**1,500.00**
10.9	The contractor should allow to amend the existing fire alarm system to provide even coverage of smoke detection and sounders throughout the unit in line with approved document B. The contractor is to service the fire alarm and provide certification upon completion.	
10.1	The contractor should allow a provisional sum of £3000 to replace the fire alarm panel. To be expended upon strict instructions of the CA.	**3,000.00**
10.11	The contractor is to install 3 no. vent axia or similar extract fans to the kitchenette and wc's. These are to be ducted through the rear wall and the contractor is to build any boxing required to conceal the ductwork. All surfaces to be made good.	
10.12	Remove the data installations inclusive of any server cabinets back to source and make good retained surfaces.	

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SECTION 2 - 57 HIGH ST, WSM - SCHEDULE OF WORKS

		Schedule of Works (£)
11.0	**Decoration**	
11.1	The contractor is to thoroughly prepare and redecorate the rendered rear elevation (colour TBC) in exterior masonry paint with as many coats as required to leave an even finish.	
11.2	The contractor is to thoroughly prepare and decorate all exterior joinery including fasica, windows, doors etc. in oil based satin paint with as many coats as required to leave an even finish.	
11.3	The contractor is to thoroughly prepare and redecorate the previously painted rainwater goods, downpipes and soilpipes to the rear elevation in a proprietary metal paint with as many coats as required to leave an even finish.	
11.4	The contractor is to thoroughly prepare and redecorate the shop front in exterior oil based satin paint with as many coats as required to leave an even finish. To include frame, fascia, soffits, door etc. Colour TBC.	
11.5	The contractor is to thoroughly prepare and decorate all internal plastered walls and ceilings in a proprietary emulsion paint with at least 1 coat primer and as many top coats as required to leave an even finish.	
11.6	The contractor is to thoroughly prepare and redecorate all internal woodwork including bannisters, skirting, architraves etc in oil based satin finish paint in pure brilliant white with as many coats as required to leave an even finish.	
12.0	**Finishing & Sectional Completion**	
12.1	The contractor is to supply an electronic copy of the H&S file.	
12.2	The contractor is to hand over all waste transfer notes and hazardous waste consignment notes.	
12.3	The contractor is to undertake a final sweep clean of the site leaving it free of loose dust and debris.	
12.4	The contractor is to hand over all certificates upon completion.	
12.5	Remove all site set-up and leave site in good order.	
	Section C Sub-Total	

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SECTION 3 - 67/69 HIGH ST, WSM - SCHEDULE OF WORKS

		Schedule of Works (£)
1.0	**Generally**	
1.1	The works generally comprise the strip out and 'green boxing' of the unit along with a shop front renewal and opening up works to form a single unit, leaving it ready for turn-key occupation.	
1.2	The Contractor is to make themselves aware of the general workings of the site, particularly in relation to delivery and removal of materials and waste. The works are to be carried out in such a way that will cause the least possible inconvenience to neighbouring occupiers and the general public.	
1.3	The contractor is permitted to use the existing WC facilities on the top floor, however these are to be left in immaculate condition upon sectional completion, ready for use by an incoming tenant. Schedule of Condition to be taken prior to works commencing and issued to the CA. The Contractor is to allow here for any additional necessary welfare provisions in accordance with the CDM-Regulations 2015.	
1.4	The contractor is permitted to use the existing electricity and water supplies on site. Meter readings are to be taken by the contractor and the start and completion of the Section.	
1.5	The Contractor must allow for all builders works in connection with the proposed works, including those associated with sub-contractors, and for all making good to the fabric and structure.	
1.6	The Contractor is required to provide equipment and plant as required in order to safely undertake and complete the proposed works. This is to be used by properly trained/competent persons with necessary certification.	
1.7	Allow for regularly disposing of any debris, rubbish and the like during the course of the works and to undertake a sparkle clean on completion.	
1.8	The contractor is to allow here for site security measures including but not limited to barriers, hoarding, signage etc ensuring that the site cannot be accessed by the public either via the high street or at the rear and to protect the high street from debris.	

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SECTION 3 - 67/69 HIGH ST, WSM - SCHEDULE OF WORKS

		Schedule of Works (£)
2.0	**Scaffolding & Safe Means of Access**	
2.1	**CDP:** Contractor to allow here for installing scaffolding as necessary to carry out the full scope of works detailed. Allow here for obtaining the necessary licences with the local authority and to provide scaffolding to all aspects of the property in order to safely carry out the full extent of proposed works. This is to be designed in accordance with NASC Technical Guidance TG20. The scaffolding is to be erected and dismantled in accordance with NASC SG4 'Preventing falls in scaffolding' by competent persons using appropriate PPE.	
2.2	Further allowance for a mechanical/motorised hoist is permitted as the contractor deems necessary. Provide cost here.	
2.3	Engage the services of a specialist (SSAIB or similarly approved) to design and install a wireless scaffold alarm system with suitable coverage across all parts to meet PD6662/EN50131 standards. System to be monitored and provide alerts to a designated named contact at the main contractor. Supply and fix appropriate signage etc.	
2.4	Allow here for regular inspection of the scaffolding. At a minimum this is to comprise an inspection following erection and before first use, at intervals of no more than 7-days thereafter and then following any circumstance liable to jeopardise the safety of the installation. Inspection to be carried out by a competent person under the CISRS (or similarly approved). Scaffold inspection report should be provided to the CA and included in the Health & Safety File.	
2.5	Ladders are to be removed at the end of each working day to prevent unauthorised access to the scaffold.	
3.0	**Asbestos Removal & enabling works**	
3.1	The contractor is to remove all ACM's as per the attached R&D survey in accordance with the Control of Asbestos Regulations 2012. The contractor is to hand over all hazardous waste notes and waste transer notes upon completion.	
3.2	Following removal of asbestos, provide hazardous waste consignment notes to the CA.	
3.3	All work to be undertaken in accordance with the Control of Asbestos Regulations 2012.	

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SECTION 3 - 67/69 HIGH ST, WSM - SCHEDULE OF WORKS

		Schedule of Works (£)
	EXTERNALLY	
4.0	**Roofs**	
4.1	The contractor is to demolish the current timber structure providing a walkway between the rear fire exit door and staircase leading the upper floors and make good all retained surfaces.	
4.2	The contractor is to strip the existing felt flat roof covering to the rear flat roof and cart away from site.	
4.3	The contractor is to install new proprietary two-layer torch-on bituminous felt roofing systems to the rear flat roof incorporating rigid insulation to achieve a u-value of 0.18 w/m2k. System to include cap sheet, underlay, insulation and vapour control layer. Minimum of 15 year manufacturer warranty to be provided upon completion.	
4.4	The contractor to include a provisional sum of £1000 for repairs to the rear flat roof deck prior to installation of the new roof coverings. To be expended upon strict instructions of the CA.	**1,000.00**
4.5	The contractor is to ensure that roofs achieve falls of 1:40 to allow for sufficient rainwater run off. Any adaptions to be carried out as necessary.	
4.6	The contractor is to remove all lead flashings affected by the change in roof height and replace with new code 5 lead in accordance with the lead sheet association.	
4.7	The contractor is to clean through all rainwater goods.	
4.8	Allow the Provisional Sum of £500 to carry out minor repairs to include realigning, replacement brackets etc. To be expended upon strict instructions of the CA.	**500.00**

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SECTION 3 - 67/69 HIGH ST, WSM - SCHEDULE OF WORKS

		Schedule of Works (£)
4.9	The contractor is to hack off all cement render to the front parapet wall and re-render with a thin layer of hydraulic lime render in NHL 3.5.	
4.10	Following removal of the cement render, the contractor is to cut in a new 5mm drip detail to the parapet copings.	
4.11	The contractor is to carefully rake out and repoint the coping stones to the front elevation in NHL 5 mortar.	
4.12	The contractor is to remove existing flashings and install new code 5 lead bossed apron and side flashings in accordance with the lead sheet association guide to the front right chimney stack where the flashings have been peeled away.	
4.13	The contractor is to rake out and repoint the exposed brick chimney stacks in NHL 5.	
4.14	The contractor is to remove and replace the cement flaunching to the rear chimney stack with NHL 5.	
4.15	The contractor is to thoroughly clean out all secret gutters and leave good and free flowing.	
4.16	The contractor is to allow a provisional sum of £1,500 for lead repairs. To be expended upon strict instructions of the CA.	**1,500.00**
4.17	The contractor is to allow a provisional sum of £1,500 for isolated slate renewals and repairs. To be expended upon strict instructions of the CA.	**1,500.00**

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SECTION 3 - 67/69 HIGH ST, WSM - SCHEDULE OF WORKS

		Schedule of Works (£)
5.0	**Rear Staircase**	
5.1	Note: the client is considering whether or not to demolish the current rear staircase providing access to upper floors and replace with an alternative means of escape or to make good the existing installation. Please note, only one option will be carried forward.	
5.2	**Option 1: Demolition of rear fire escape (take forward to Tender Summary)**	
5.3	Demolish the staircase installation back to the original walls, ensuring that the ground floor wc within unit 69 remains and the boundary wall is to remain in situ. Ensure all demolition is undertaken in accordance with BS 6187 and all appropriate safety measures put in place to protect workers and pedestrians operating within the passageway at the rear.	
5.4	Block up the existing opening at 1st floor level with masonry brickwork to match the remainder of the elevation leaving in satisfactory condition internally and externally.	
5.5	Undertake plaster repairs internally where the opening has been blocked up and leave ready to receive decoration.	
5.6	Include a provisional sum of £2,500 for rebuilding of the roof structure of the ground floor wc to 69. To be expended upon strict instructions of the CA.	**2,500.00**
5.7	Include a provisional sum of £2,000 to lay a coping course of bricks to match the existing along the top of the boundary wall. To be expended upon strict instructions of the CA.	**2,000.00**
5.8	**CDP:** The contractor is to design and install a galvanised steel staircase to provide access to the upper floors via the current redundant doorway at first floor level on the rear elevation. Staircase is to be provided with contrasting nosings at the top and bottom and anti-slip treads. Staircase must be constructed in accordance with approved documents B & K. Proposals to be submitted with tender.	
5.9	Allow a provisional sum of £1,500 for repairs and alterations to the door at first floor level on the rear elevation to ensure compliance with Approved Document B. To be expended upon strict instructions of the CA.	**1,500.00**

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SECTION 3 - 67/69 HIGH ST, WSM - SCHEDULE OF WORKS

		Schedule of Works (£)
5.10	**Option 2: Retain the staircase (contractor to price but do not take forward to Tender Summary)**	
5.11	The contractor is to renew the galvanised corrugated sheet metal roof over the staircase leading to the 1st floor. Renewal should be with composite profile metal sheet roof cladding with suitable allowance for replacement flashings, fascia, weatherboard etc to provide a complete weather tight roof. Colour light grey.	
5.12	The contractor is to remove and replace 2 no. steel Crittal windows with new white uPVC windows to meet Approved Document Part L and cills and provide FENSA certification upon completion.	
5.13	The contractor is to allow a provisional sum of £1,500 for repairs to the understairs storage area. To be expended upon strict instructions of the CA.	**1,500.00**
5.14	The contractor is to undertake plaster repairs to the walls and ceiling internally leaving ready to receive decorations.	
5.15	The contractor is to decorate the internal plaster walls and ceilings with at least 2 coats of emulsion paint in pure brilliant white leaving good and even coverage throughout.	
5.16	The contractor is to install anti-slip vinyl to the staircase inclusive of nosings and nosing should be contrasting to the top and bottom step in accordance with approved document K.	
5.17	The contractor is to refix the existing handrail to the staircase.	
5.18	The contractor is to renew the entrance door to the staircase at ground floor level with new fire rated FD30 timber door and frame ensuring new door is in accordance approved document B.	
5.19	The contractor is to decorate the new timber door, frame and all internal joinery with at least 2 coats of oil based pure brilliant white paint in order to achieve an even finish.	

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SECTION 3 - 67/69 HIGH ST, WSM - SCHEDULE OF WORKS

		Schedule of Works (£)
6.0	**Front Elevation**	
6.1	Hack off and replace all loose, cracked and blown render and re-render in hydraulic lime NHL 3.5 leaving ready to receive decoration.	
6.2	Remove and replace the lead cover flashing to the shop front with appropriately coded lead in accordance with the lead sheet association.	
6.3	**CDP:** Remove and replace the 8 timber sash windows with new double glazed timber sash windows and leave ready to receive decoration. FENSA certification to be handed over upon completion. Design is to match the existing glazing bars due to conservation area status.	
6.4	**CDP:** The shop front is to be removed inclusive of roller shutter and replaced in accordance with the attached plan. Planning permission pending. General joinery is to be constructed with either Scots Pine, European Redwood or Douglas Fir and fascia boards are to be constructed using pine boards. Contractor is to design all detailing and submit proposals with their tender. Please ensure design is in accordance with the NSC shop front design guide provided within the additional information folder.	
6.5	The contractor is to install new antique brass ironmongery to include 1 no. yale lock, 1 no. mortice lock, 2 no. pull handles and 1 no. letter plate.	
6.6	The contractor is to include a provisional sum of £1,500 for removal of the oversailing shop front signage from 71 which has been installed by the next door tenant without permission. To be expended upon strict instructions of the CA.	**1,500.00**

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SECTION 3 - 67/69 HIGH ST, WSM - SCHEDULE OF WORKS

		Schedule of Works (£)
7.0	**Rear Elevations and courtyard**	
7.1	Renew the timber fascia's throughout and leave ready to receive decoration.	
7.2	Hack off and replace all loose, cracked and blown render and re-render in hydraulic lime 3.5.	
7.3	Remove and replace the 2 no. timber windows with white uPVC and provide FENSA certification upon completion.	
7.4	Remove all redundant fixings to render and undertake filling repairs.	
7.5	Remove all ventilation plates and boxes to the 1st floor extension and infill all redundant penetrations with brickwork to match remainder of the elevation.	
7.6	Remove the roller shutter door over the rear exit door inclusive of any power supply and make good retained surfaces	
7.7	Remove the security bars to the windows and fill redundant penetrations.	
7.8	Renew the rear exit door and frame on the rear elevation with timber inclusive of brass yale lock and brass mortice lock and leave ready to receive decoration.	
7.9	Renew the rear gate door with timber door inclusive of yale lock and leave ready to receive decoration.	
7.10	Renew all 7 windows to the rear elevations (excluding the windows to the staircase which are separately accounted for) with double glazed uPVC top opening windows with trickle vents. The first floor window above the flat roof must be a fire escape window in accordance with approved document B. FENSA certification to be handed over upon completion.	
7.11	Allow a provisional sum of £1,500 for repairs to the courtyard floor which was not visible during inspection. To be expended upon strict instructions of the CA.	**1,500.00**
7.12	Undertake low pressure clean of all exposed brickwork.	
7.13	Following cleaning, undertake isolate repointing, replacement of frost damaged bricks and brick stabilisation works to the rear boundary wall.	
7.14	Provisional sum of £800 for rationalisation and rerouting of downpipes and soil pipes. To be expended upon strict instructions of the CA.	**800.00**

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SECTION 3 - 67/69 HIGH ST, WSM - SCHEDULE OF WORKS

		Schedule of Works (£)
	INTERNALLY	
8.0	**Generally**	
8.1	The upper floors are subject to an ongoing pigeon infestation and therefore the contractor is to undertake clearance and decontamination works prior the works to the upper floors refurbishment commencing.	
8.2	The contractor is to undertake a full strip out of the unit to all floor coverings including mineral fibre tiled suspended ceiling and all integrating fittings and A/C etc, all wall linings/cladding, shelving, counters, wall mounted heaters, wall tiling and flooring etc.	
8.3	The contractor is to remove and dispose of all loose stock and furniture throughout	
8.4	The contractor should allow a provisional sum of £500 for emergency exit signage. To be expended upon strict instructions of the CA.	**500.00**
9.0	**Upper Floors**	
9.1	Overhaul all loft hatches and provide integrated ladders.	
9.2	Upgrade loft insulation to ensure a minimum of 270mm depth is achieved throughout. The contractor should also allow to install downlight caps to protect any downlights from direct contact with the insulation.	
9.3	Remove hot water cylinder, tank and associated plumbing/pipework to the 2nd floor.	
9.4	Remove all current wc/shower installations, water cylinders etc to the second floor and cap off services and any associated lightweight screens/partitions to leave rooms open and clear.	
9.5	Remove WC installation to the first floor 'kitchen' area inclusive of pipework and remove associated external soil pipe.	
9.6	Allow to hack off and replace all blown, loose, damaged or damp affected plaster leaving ready to receive decorations.	
9.7	Overboard all ceilings with fire resistant PB and provide plaster skim finish leaving ready to receive decoration.	
9.8	Allow to replace any missing sections of skirting board to match existing profile and leave ready to receive decoration.	

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SECTION 3 - 67/69 HIGH ST, WSM - SCHEDULE OF WORKS

		Schedule of Works (£)
9.9	The contractor is to allow a provisional sum of £2000 for repairs to the timber floorboards. To be expended upon strict instructions of the CA.	**2,000.00**
9.10	Remove the floor coverings to the internal staircase and replace with antislip vinyl (colour TBC) with contrasting nosings to the top and bottom steps throughout and allow to replace all rubber inlays with new.	
9.11	Refix loose balustrades to staircase.	
9.12	The contractor is to allow a provisional sum of £2,000 for fireproofing works. To be expended upon strict instructions of the CA.	**2,000.00**
9.13	Install new fire rated FD30 timber doors to the top and bottom of the internal staircase in accordance with Approved Document B and leave ready to receive decoration.	
10.0	**Ground Floor**	
10.1	Remove all non-structural partitions as per the appended proposed plans and make good affected surfaces leaving ready to receive decoration.	
10.2	The contractor is to allow a provisional sum of £10,000 for demolition of the dividing wall between no's 67/69 & the structural alterations necessary to accommodate the new shop front and open interior. Once strip out works are complete the CA will inspect alongside a structural engineer who will provide the necessary drawings and calculations. PS to be expended upon strict instructions of the CA.	**10,000.00**
10.3	Following the removal of the suspended ceiling, the contractor is to install a plasterboard ceiling with 15mm Fireline board. The contractor shall install the ceiling boarding with resilient bar system to improve the acoustic separation between the ground and upper floors.	
10.4	Remove the current kitchenette and install a new kitchenette in the location marked on the proposed plan. Kitchenette to include countertop, three 600mm wide wall units, one 600mm wide sink unit, sink and taps, undercounter Ariston 15L water heater and space for 1 no. undercounter fridge and 1 no. undercounter dishwasher inclusive of plumbing. Kitchenette to be Howdens or similar and design to be approved by CA before purchase.	
10.5	Allow the Provisional Sum of £1,500 for the contractor to supply and install new wc, sink and tiled splashback to the wc at the rear of 69. P S to be expended upon strict instructions of the CA.	**1,500.00**

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SECTION 3 - 67/69 HIGH ST, WSM - SCHEDULE OF WORKS

		Schedule of Works (£)
10.6	The contractor is to create a new opening where the existing WC is in no.67 into the rear storage area of no.69. Contractor is to allow for installation of a Birtley Steel Lintel SB100 1200mm ensuring at least 150mm bearing either side and creating an opening of 900mm. Lintel spec to be confirmed with Structural Engineer before work commences.	
10.7	Allow here to create a compliant stepped arrangement between 67 & 69 using SW timber.	
10.8	The contractor is to block up the opening at the rear of 69 with dense concrete blockwork in the location shown on the plan and leave ready to receive PB lining.	
10.9	The contractor is to reinstate the missing door at the rear of unit 67 with a fire rated FD30 timber door and frame. Type and style to be approved by CA.	
10.10	The contractor is hack off all blown, cracked and damp affected plaster to the back of house area and undertake plaster repairs leaving ready to receive decoration. Allow here the PC Sum of £…../sqm for minimum 15.0sqm.	
10.11	The contractor should line all walls to the retail space with 12.5mm plasterboard, tape and jointed and leave ready to receive decorations.	
10.12	The contractor should remove all floor coverings throughout the ground floor.	
10.13	The contractor is to apply a latex self-levelling screed throughout the ground floor leaving the surface ready to receive a floor covering.	
10.14	The contractor is to supply and install Polyflor Bloc solid colour vinyl sheet flooring (or similar to be approved) throughout the ground floor. Colours TBC. Allow for threshold replacements throughout and nosing to the steps at the rear of 69.	
10.15	The contractor is to create a matwell of approx 3m2 to accommodate hard wearing ridged entrance barrier matting.	
10.16	The contractor is to supply and fit hard wearing ridged entrance barrier matting together with all trims/accessories. Proposed samples to be provided for approval prior to fitting.	
10.17	The contractor is to allow a provisional sum of £1500 for fireproofing works to the ground floor. To be expended upon strict instructions of the CA.	**1,500.00**
10.18	The contractor is to install new timber skirting board 168mm high throughout the ground floor area. Profile to be rounded or ovolo.	

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SECTION 3 - 67/69 HIGH ST, WSM - SCHEDULE OF WORKS

		Schedule of Works (£)
11.0	**M&E**	
11.1	**CDP:** The contractor should strip back the existing small power supply back to the distribution board throughout. Install new Distribution Board (DB) serving the upper floors . The contractor should allow to install a total of 12 no. double power sockets to the ground floor, 6 no. double power sockets to the first floor and 6 no. double power sockets to the top floor. Locations TBC.	
11.2	The contractor should allow to install power sockets for the undercounter fridge, dishwasher and Ariston water heater.	
11.3	The contractor should install LED lighting to the ground floor inclusive of associated fixings, cable trays etc. ensuring a minimum lux level of 500 lux is achieved. Contractor to submit proposals for lighting design.	
11.4	The contractor is to install LED bulkhead lighting to the WCs.	
11.5	The contractor is to install pendant lighting to each of the upper floor rooms. The contractor should reuse and refix existing ceiling roses.	
11.6	The contractor should install emergency lighting to cover the all floors of the unit. Lighting proposal to be sent to CA for approval.	
11.7	The contractor is to undertake an EICR upon commencing and completion, ensuring all C1&C2 items are remedied.	
11.8	The contractor should allow a provisional sum of £2000 to remedy any remaining C1&C2 items. To be expended upon strict instructions of the CA.	**2,000.00**
11.9	**CDP:** The contractor is to design and install a new fire alarm system to include alarm panel that should be located on the wall between no's 67 and 65 adjacent to the new single pedestrian door. The system should cover all parts of the building but be capable of being split or becoming an interface unit should the upper floors be converted to residential use in the future. The system should provide even coverage of smoke detection and sounders throughout the unit in line with approved document B. Certification to be provided upon completion.	
11.10	The contractor is to install 2 no. vent Axia or similar extract fans to the kitchenette and wc. These are to be ducted through the rear wall and the contractor is to build any boxing required to conceal the ductwork. All surfaces to be made good.	
11.11	Remove the data installations inclusive of any server cabinets back to source and make good retained surfaces.	

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SECTION 3 - 67/69 HIGH ST, WSM - SCHEDULE OF WORKS

		Schedule of Works (£)
12.0	**Decoration**	
12.1	The contractor is to thoroughly prepare and redecorate the rendered front and rear elevations (colour TBC) in exterior masonry paint with as many coats as required to leave an even finish.	
12.2	The contractor is to thoroughly prepare and decorate all exterior joinery including fascia, windows, doors etc. in oil based satin paint with as many coats as required to leave an even finish.	
12.3	The contractor is to thoroughly prepare and redecorate the previously painted rainwater goods, downpipes and soil pipes to the rear elevation in a proprietary metal paint with as many coats as required to leave an even finish.	
12.4	The contractor is to thoroughly prepare and redecorate the shop front in exterior oil based satin paint with as many coats as required to leave an even finish. To include frame, fascia, soffits, door etc. Colour TBC.	
12.5	The contractor is to thoroughly prepare and decorate all internal plastered walls and ceilings in a proprietary emulsion paint with at least 1 coat primer and as many top coats as required to leave an even finish.	
12.6	The contractor is to thoroughly prepare and redecorate all internal woodwork including bannisters, skirting, architraves etc in oil based satin finish paint in pure brilliant white with as many coats as required to leave an even finish.	
13.0	**Finishing / Sectional Completion**	
13.1	The contractor is to supply an electronic copy of the H&S file.	
13.2	The contractor is to hand over all waste transfer notes and hazardous waste consignment notes.	
13.3	The contractor is to undertake a final sweep clean of the site leaving it free of loose dust and debris.	
13.4	The contractor is to hand over all certificates upon completion.	
13.5	Remove all site set-up and leave site in good order.	
	Section C Sub-Total	

5 DAY WORKS

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SECTION D - DAYWORKS

D.1	Schedule of All-In Labour Rates (Normal Working Hours)	£/day
D.1.1	Roofer	
D.1.2	Stone Mason	
D.1.3	Bricklayer	
D.1.4	Carpenter	
D.1.5	Plasterer	
D.1.6	General Roofer	
D.1.7	Painter and Decorator	
D.1.8	Labourer	
D.1.9	Electrican	
D.1.10	Plumber / Mechanical Engineer inc. A/C	
D.1.11	Other….....	
D.1.12	Other….....	
D.1.13	Other….....	
D.1.14	The percentage increase required on the above rates for work executed outside of the normal working hours is:-	…..... %

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SECTION D - DAYWORKS

D.1	**Schedule of All-In Labour Rates (Normal Working Hours)**	**£/day**
D.2	**Main Contractor Overhead & Profit Margin**	
D.2.1	Charges for MATERIALS to be in accordance with formal invoices from the nominated supplier/merchant plus a percentage increase required on the invoiced sum for main contractor's overheads and profit of:-	….....%
D.2.2	Charges for items of PLANT to be in accordance with formal invoices from the nominated hire firm/supplier plus a percentage increase required on the invoiced sum for main contractor's overheads and profit of:-	….....%
D.2.3	Charges for services of Specialist Sub-contractors is to be in accordance with formal invoices from each Sub-contractor plus 2.5% Main Contractor's Discount (MCD) and a percentage increase required on the invoiced (inclusive of MCD) sum for main contractor's overheads and profit of:-	….....%

6 TENDER SUMMARY

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SECTION E - TENDER SUMMARY

		TENDER SUMMARY (£)
SECTION A	**CONTRACT PRELIMINARIES**	
A.1	Fixed Preliminary Costs	
A.2	Time-Related Preliminary Costs	
SECTION B	**MATERIALS & WORKMANSHIP**	
SECTION C	**SCHEDULE OF WORKS**	
C.1	**Section 1 - no. 73**	
C.1.1	Generally	0.00
C.1.2	Scaffold	0.00
C.1.3	Asbestos Removal	0.00
	EXTERNALLY	
C.1.4	Roofs	0.00
C.1.5	Front Elevation	2,000.00
C.1.6	Rear Elevation	500.00
	INTERNALLY	
C.1.7	Generally	500.00
C.1.8	Upper Floors	0.00
C.1.9	Ground Floor	3,500.00
C.1.10	M&E	2,500.00
C.1.11	Decoration	0.00
C.1.12	Finishing & Sectional Completion	0.00
	Section 1 Sub-Total	***9,000.00***

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SECTION E - TENDER SUMMARY

C.2	**Section 2 - no. 57**	
C.2.1	Generally	0.00
C.2.2	Scaffolding	0.00
C.2.3	Asbestos Removal & enabling works	0.00
	EXTERNALLY	
C.2.4	Roofs	3,500.00
C.2.5	Front Elevation	2,750.00
C.2.6	Rear Elevation	0.00
	INTERNALLY	
C.2.7	Generally	500.00
C.2.8	Upper Floors	3,500.00
C.2.9	Ground Floor	2,500.00
C.2.10	M&E	5,500.00
C.2.11	Decoration	0.00
C.2.12	Finishing & Sectional Completion	0.00
	Section 2 Sub-Total	***18,250.00***

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SECTION E - TENDER SUMMARY

C.3	**Section 3 - no. 67/69**	
C.3.1	Generally	0.00
C.3.2	Scaffolding & Safe Means of Access	0.00
C.3.3	Asbestos Removal & enabling works	0.00
	EXTERNALLY	
C.3.4	Roofs	4,500.00
C.3.5	Rear Staircase	6,000.00
C.3.6	Front Elevation	0.00
C.3.7	Rear Elevations and courtyard	2,300.00
	INTERNALLY	
C.3.8	Generally	500.00
C.3.9	Upper Floors	4,000.00
C.3.10	Ground Floor	13,000.00
C.3.11	M&E	2,000.00
C.3.12	Decoration	0.00
C.3.13	Finishing / Sectional Completion	0.00
	Section 3 Sub-Total	***32,300.00***
	Construction Total inc Preliminaries, CDP and OH&P	**59,550.00**

APPENDIX 1 – EXISTING AND PROPOSED FLOORPLANS

B:\Bristol\ABC - Photos\Sovereign Shopping Centre, WSM - Refurbishments - J0076386\Drawings\CJ - Planning & Spec Drawings\57 High St - Specification Floor Plans.dwg

GRID NORTH

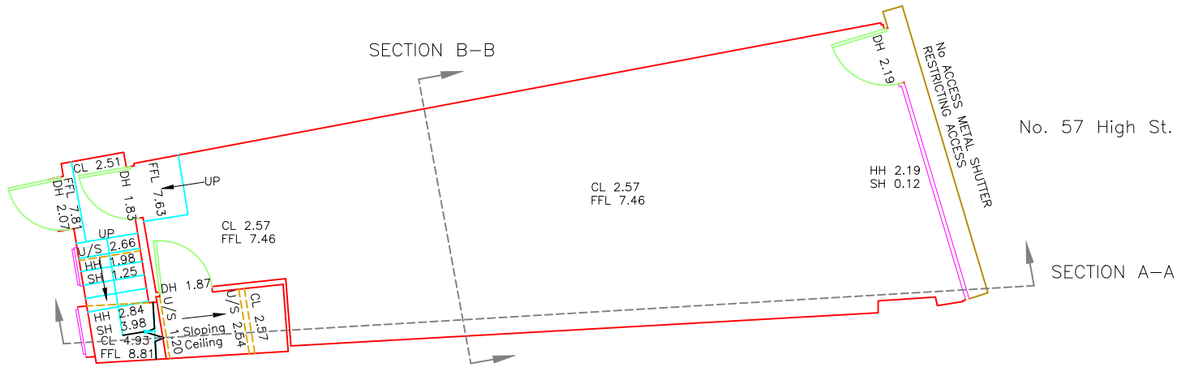
N

Tie Point

SECTION B–B

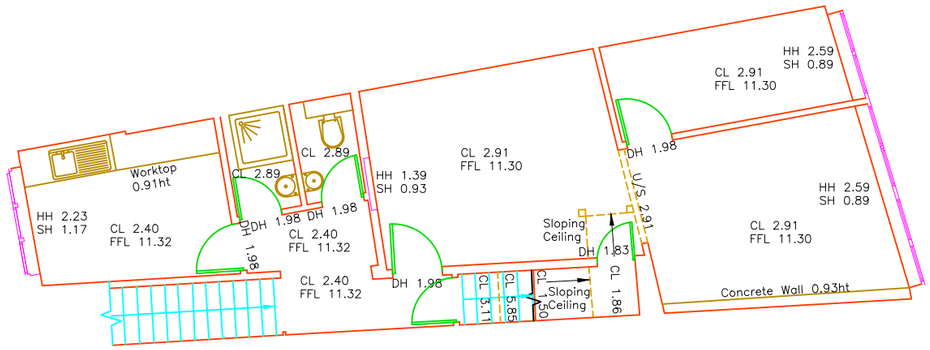
SECTION A–A

No. 57 High St.



Ground Floor

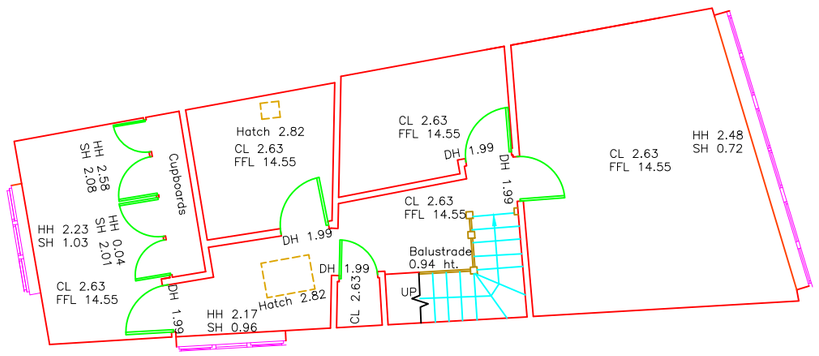
Tie Point



First Floor

Tie Point

Tie Point



Second Floor

Tie Point

Tie Point

0 10 Metres

SURVEY DRAWING NOTES

A3

SURVEY CONTROL DETAILS

1. HORIZONTAL GRID

The survey is orientated to a OS GRID. All horizontal measurements and dimensions taken from this survey will be Ground distance.

2. Vertical datum:

Elevation values for the vertical datum control have been calculated from GPS derived heights and converted to Orthometric heights (Ordnance Datum Newlyn - ODN) using OSGM15 transformation parameters.

3. Floor plan measurements at walls have been taken to be main face at approximately 1.5m above floor level.
4. Ceiling and stair arrows always indicate upwards direction.
5. Check scale bar and grid before taking non-figured dimensions from this drawing.
6. If there is any doubt please the contact Carter Jonas Measured Survey team.
7. Ordnance survey data where used is reproduced from the Ordnance Survey map with permission of the controller of Her Majesty's Stationery Office. © crown copyright 2019. Carter Jonas LLP ES100004458.

FLOOR PLAN ABBREVIATIONS

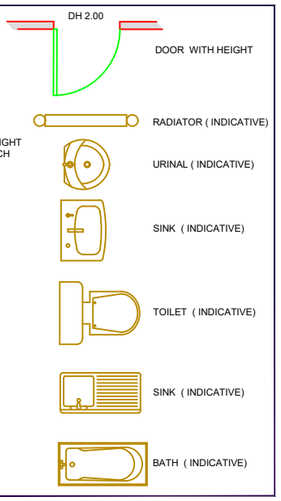
ALL VALUES ARE HEIGHTS FROM FINISHED FLOOR LEVEL

BH	BEAM HEIGHT
CH	CEILING HEIGHT
DH	DOOR HEIGHT
HH	WINDOW HEAD
JH	FLOOR JOIST(S) HEIGHT
OH	OPENING HEIGHT
SH	WINDOW SILL HEIGHT
SCH	SUSPENDED CEILING HEIGHT
SP	SPRINGER POINT OF ARCH
TA	TOP OF ARCH
U/S	UNDERSIDE

ALL THE ABOVE ARE HEIGHTS FROM FINISHED FLOOR LEVEL

Blev	BEAM LEVEL
Clev	CEILING LEVEL
Col	COLUMN
DP	DOWNPIPE
FFL	FINISHED FLOOR LEVEL
G	GULLY
Hlev	HEAD LEVEL
IC	INSPECTION COVER
MH	MANHOLE
N/A	NO ACCESS
RE	RODDING EYE
Slev	SILL LEVEL
THL	THRESHOLD LEVEL
Win/A	WINDOW ABOVE

Tie Point



EXISTING

GENERAL NOTES

- NO ALLOWANCE HAS BEEN MADE FOR SUB SURFACE ENTRY INTO MANHOLES OR OTHER CHAMBERS OR VOIDS BELOW GROUND LEVEL. THEREFORE ANY DETAILS RELATING TO DEPTHS, SIZES ETC. ARE TAKEN FROM ABOVE GROUND AND AS SUCH WILL BE APPROXIMATE ONLY.
- THE CONTRACTOR IS TO CHECK AND VERIFY ALL CRITICAL DIMENSIONS AND LEVELS BEFORE WORK STARTS.
- BURIED SERVICES SHOWN ON THIS DRAWING MAY BE ASSUMED ROUTES AND WILL NORMALLY BE OF UNKNOWN CONDITION, CONTRACTORS SHOULD UNDERTAKE SUITABLE VALIDATION WORK AND TAKE PARTICULAR CARE DURING EXCAVATION WORK; SAFE DIGGING PRACTICES SHOULD BE FOLLOWED.
- SHOULD THERE BE ANY CONFLICT BETWEEN THE DETAILS INDICATED ON THIS DRAWING AND THOSE INDICATED ON OTHER DRAWINGS, THEN CARTER JONAS SHOULD BE INFORMED PRIOR TO CONSTRUCTION ON SITE.
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ISSUE	DATE	DESCRIPTION	DRAWN	CHKD

Carter Jonas

12 Waterside Way, Bedford Road, Northampton, NN4 7XD
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E:measuredsurveys@carterjonas.co.uk
www.carterjonas.co.uk

Client : NORTH SOMERSET COUNCIL

Project : 57-73 HIGH STREET, W-S-M

Title : NO. 57 EXISTING FLOORPLANS

Scale: 1:100@A1 Date: 18/12/2023

Drawn by: OW Surveyed by : KH

Checked by: MJ Dwg no: J0076386-23-05

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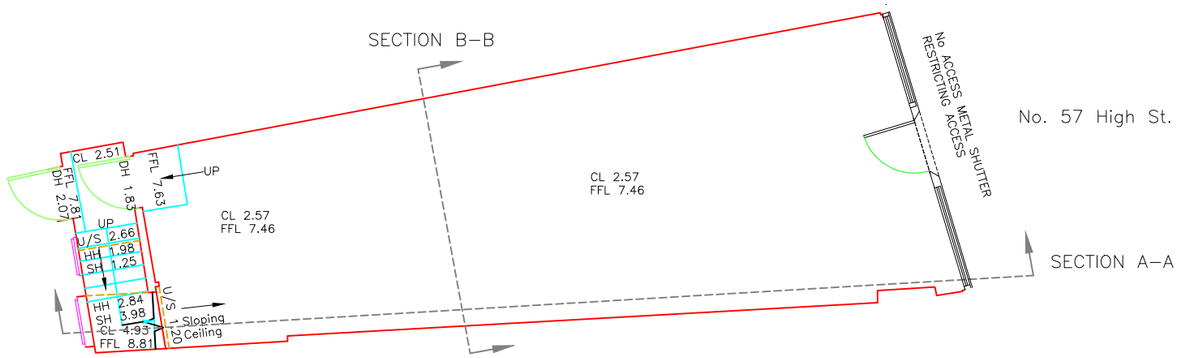
GRID NORTH

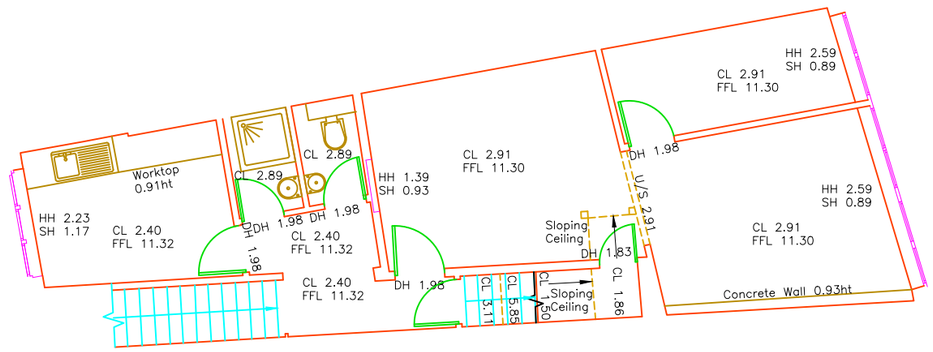
N

Tie Point



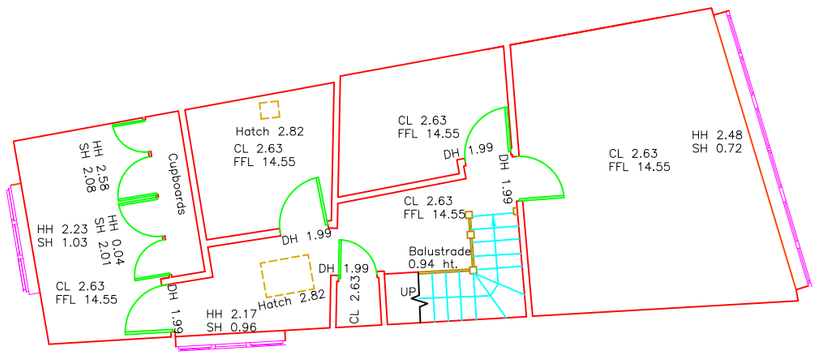
Ground Floor

Tie Point



First Floor

Tie Point



Second Floor

Tie Point

0 10 Metres

SURVEY DRAWING NOTES

A3

SURVEY CONTROL DETAILS

1. HORIZONTAL GRID

The survey is orientated to a OS GRID. All horizontal measurements and dimensions taken from this survey will be Ground distance.

2. Vertical datum:

Elevation values for the vertical datum control have been calculated from GPS derived heights and converted to Orthometric heights (Ordnance Datum Newlyn - ODN) using OSGM15 transformation parameters.

3. Floor plan measurements at walls have been taken to be main face at approximately 1.5m above floor level.
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FLOOR PLAN ABBREVIATIONS

ALL VALUES ARE HEIGHTS FROM FINISHED FLOOR LEVEL

BH	BEAM HEIGHT
CH	CEILING HEIGHT
DH	DOOR HEIGHT
HH	WINDOW HEAD
JH	FLOOR JOIST(S) HEIGHT
OH	OPENING HEIGHT
SH	WINDOW SILL HEIGHT
SCH	SUSPENDED CEILING HEIGHT
SP	SPRINGER POINT OF ARCH
TA	TOP OF ARCH
U/S	UNDERSIDE

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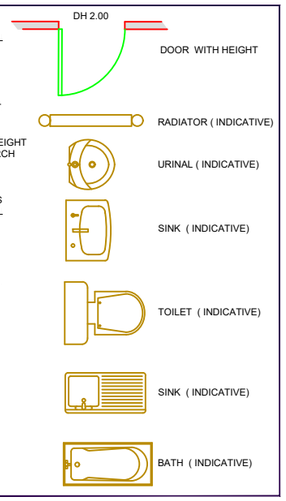
Clev	CEILING LEVEL
Col	COLUMN
DP	DOWNPIPE
FFL	FINISHED FLOOR LEVEL
G	GULLY
Hlev	HEAD LEVEL
IC	INSPECTION COVER
MH	MANHOLE
N/A	NO ACCESS
RE	RODDING EYE
Slev	SILL LEVEL
THL	THRESHOLD LEVEL
Win/A	WINDOW ABOVE

Tie Point



PROPOSED

GENERAL NOTES

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Carter Jonas
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www.carterjonas.co.uk

Client : NORTH SOMERSET COUNCIL

Project : 57-73 HIGH STREET, W-S-M

Title : NO. 57 PROPOSED FLOORPLANS

Scale: 1:100@A1 Date: 18/12/2023

Drawn by: OW Surveyed by : KH

Checked by: MJ Dwg no: J0076386-23-15

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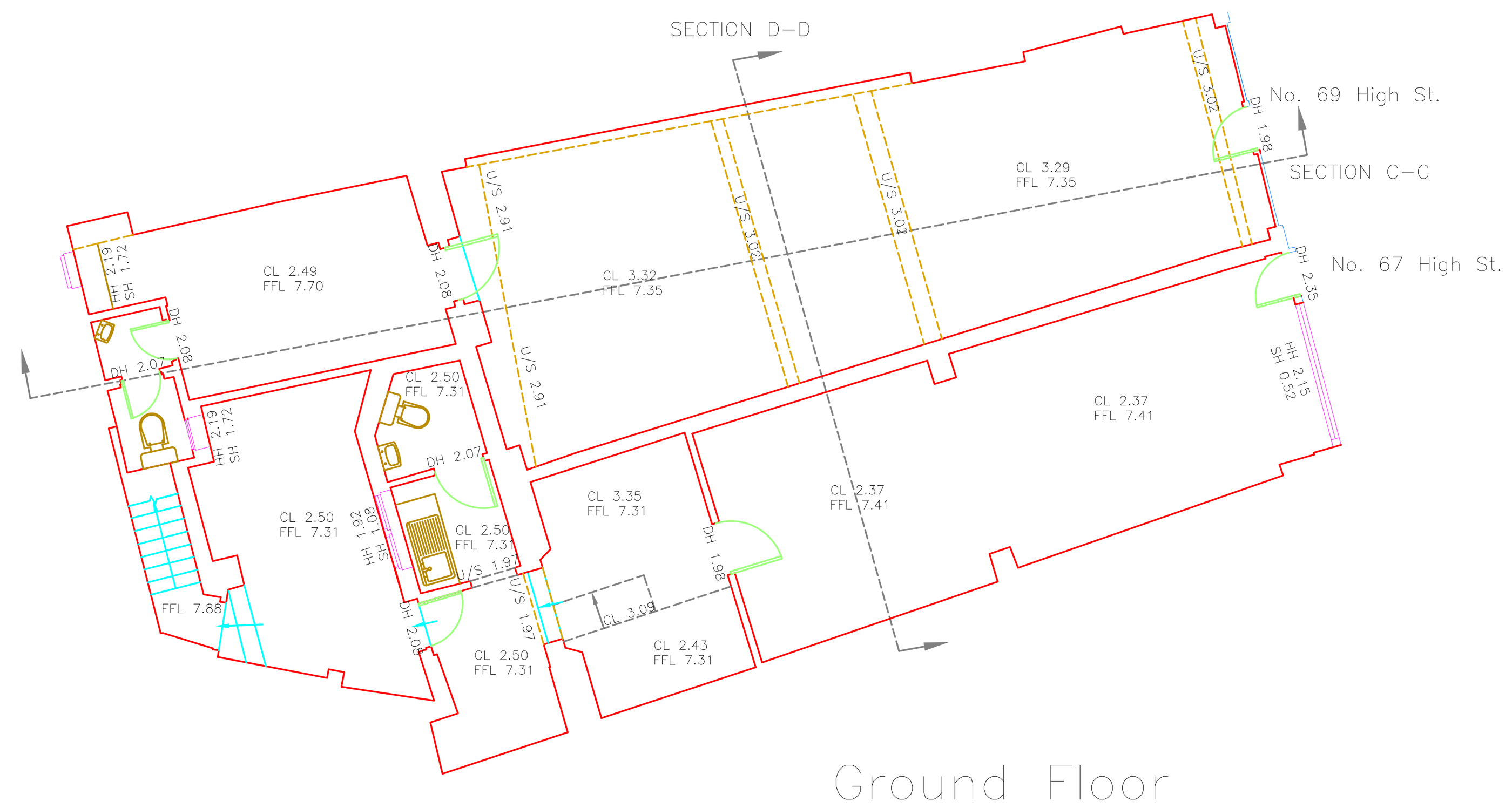
GRID NORTH

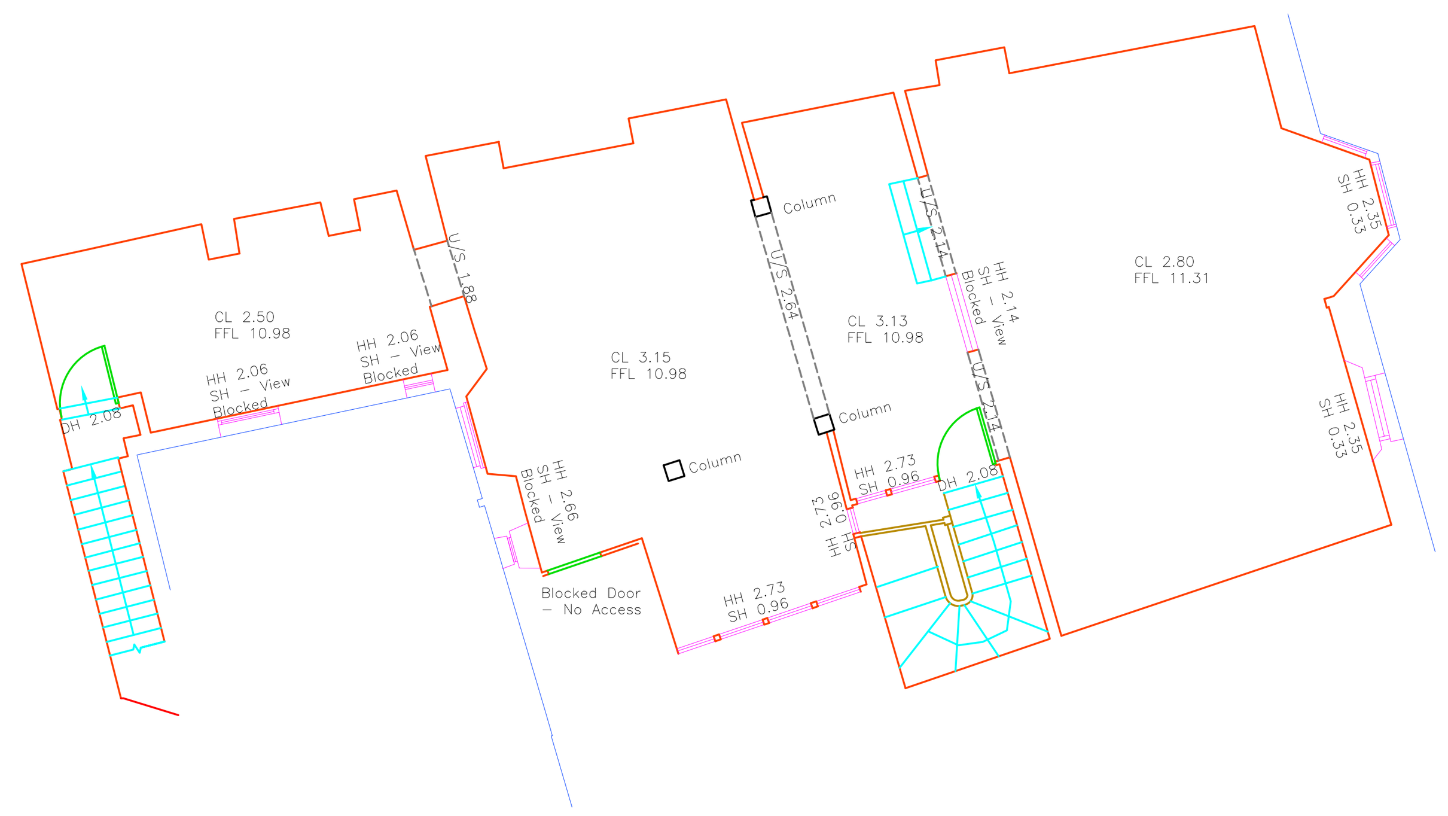
N

Tie Point



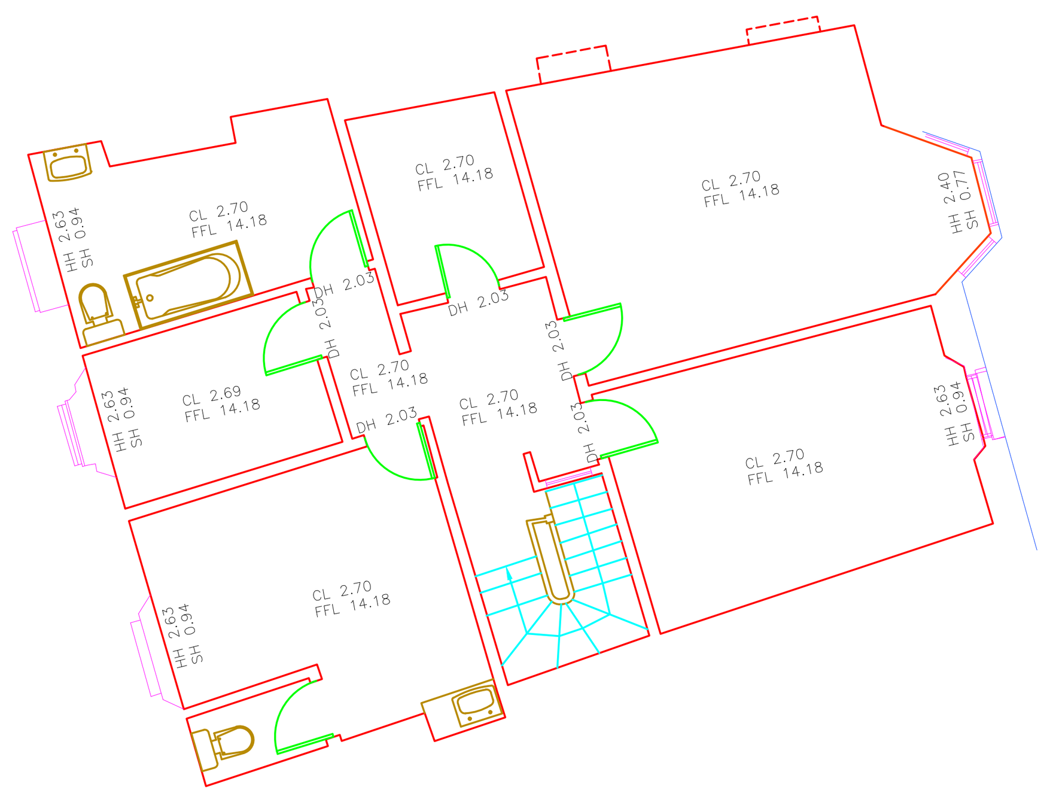
Ground Floor

Tie Point



First Floor

Tie Point



Second Floor

Tie Point

Tie Point

0 10 Metres

SURVEY DRAWING NOTES

A1

SURVEY CONTROL DETAILS

1. HORIZONTAL GRID

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IC	INSPECTION COVER
MH	MANHOLE
N/A	NO ACCESS
RE	RODDING EYE
Slev	SILL LEVEL
THL	THRESHOLD LEVEL
Win/A	WINDOW ABOVE

Tie Point

DH 2.00

DOOR WITH HEIGHT

RADIATOR (INDICATIVE)

URINAL (INDICATIVE)

SINK (INDICATIVE)

TOILET (INDICATIVE)

SINK (INDICATIVE)

BATH (INDICATIVE)

EXISTING

GENERAL NOTES

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Client : NORTH SOMERSET COUNCIL

Project : 57-73 HIGH STREET, W-S-M

Title : NO. 67 & 69 EXISTING FLOORPLANS

Scale: 1:100@A1 Date: 18/12/2023

Drawn by: OW Surveyed by : KH

Checked by: MJ Dwg no: J0076386-23-04

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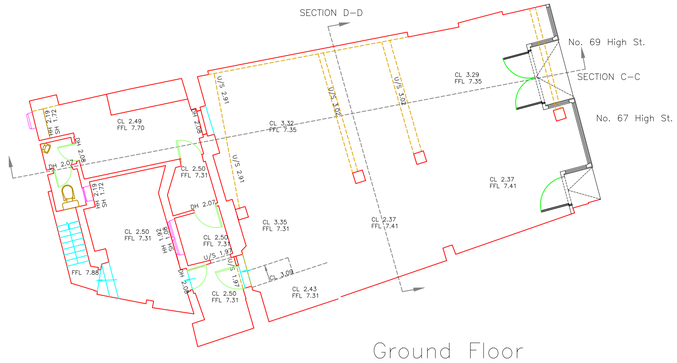
GRID
NORTH

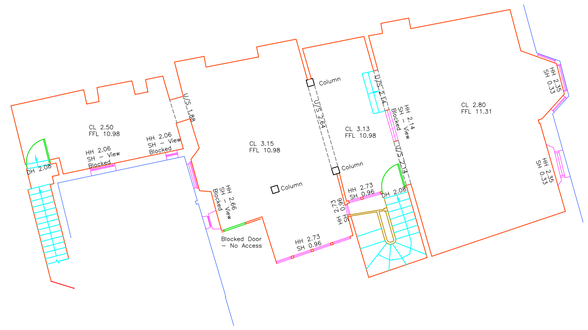
N



Ground Floor

Tie Point

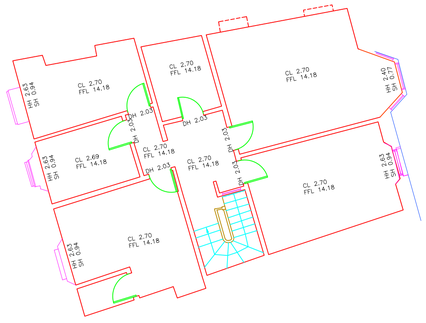
Tie Point



First Floor

Tie Point

Tie Point



Second Floor

Tie Point

Tie Point

0 10 Metres

SURVEY DRAWING NOTES

A1

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Col	COLUMN
DP	DOWNPIPE
FFL	FINISHED FLOOR LEVEL
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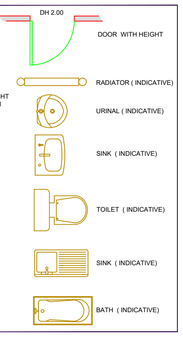
Hlev	HEAD LEVEL
IC	INSPECTION COVER
MH	MANHOLE
N/A	NO ACCESS
RE	RODDING EYE
Slev	SILL LEVEL
THL	THRESHOLD LEVEL
WnVa	WINDOW ABOVE

Tie Point



PROPOSED

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ISSUE	DATE	DESCRIPTION	DRAWN	CHKD

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Client : NORTH SOMERSET COUNCIL

Project : 57-73 HIGH STREET, W-S-M

Title : NO. 67 & 69 PROPOSED FLOORPLANS

Scale: 1:100@A1 Date: 18/12/2023

Drawn by: OW Surveyed by : KH

Checked by: MJ Dwg no: J0076386-23-14

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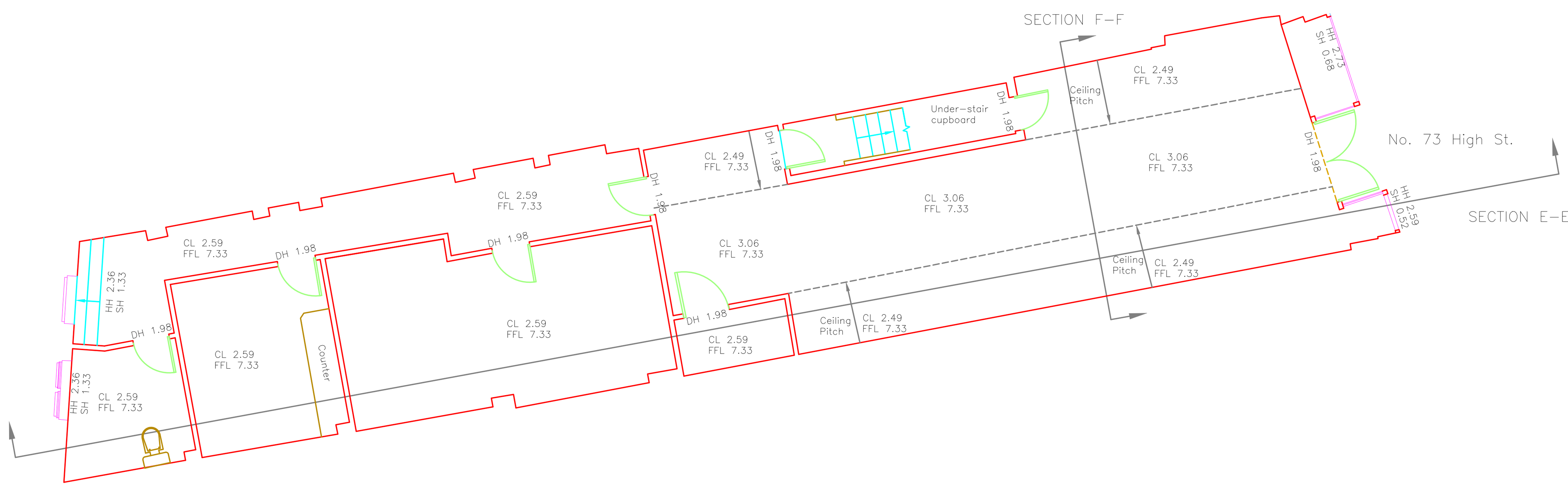
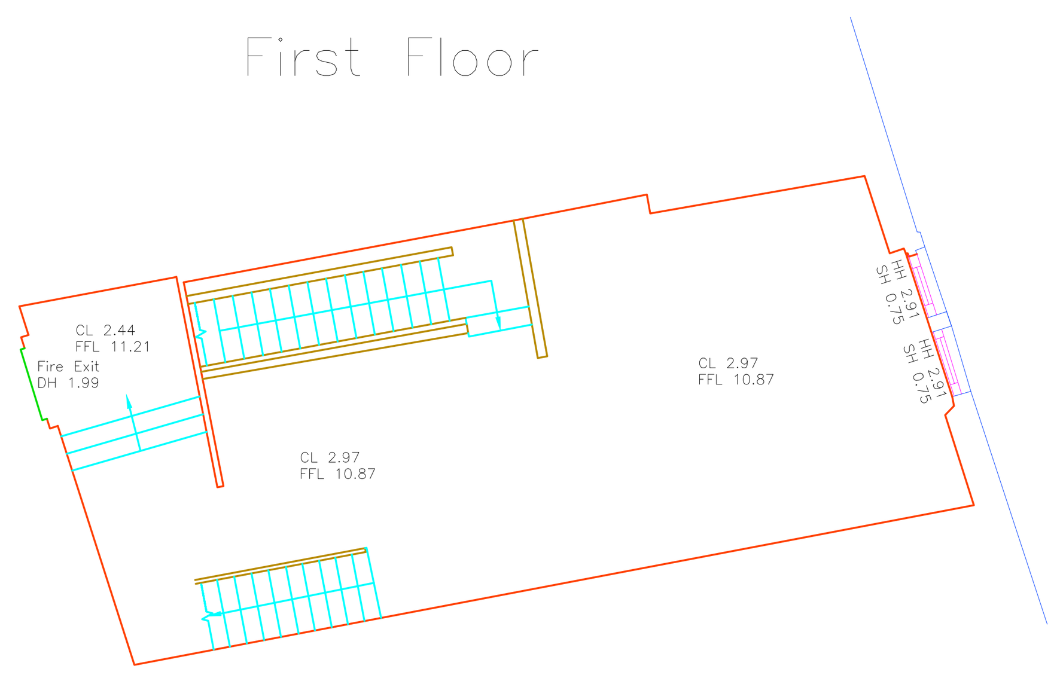
GRID
NORTH

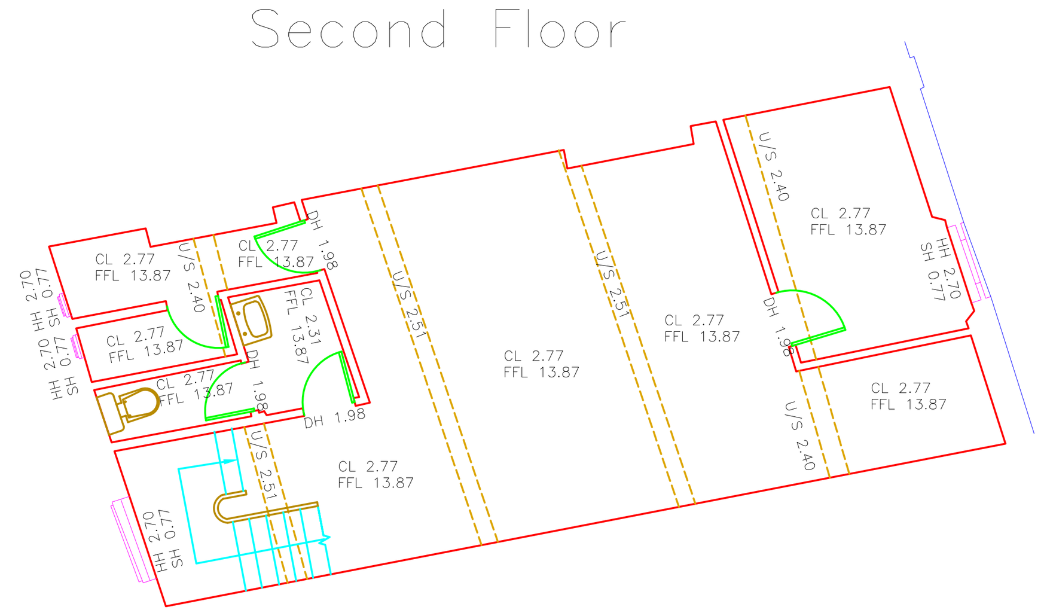
Ground Floor



First Floor



Second Floor



Tie Point

Tie Point

Tie Point

Tie Point

Tie Point

Tie Point

0 10 Metres

SURVEY DRAWING NOTES | A1

SURVEY CONTROL DETAILS

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TA TOP OF ARCH
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Col COLUMN
DP DOWNPIPE
FFL FINISHED FLOOR LEVEL
G GULLY
Hlev HEAD LEVEL
IC INSPECTION COVER
MH MANHOLE
N/A NO ACCESS
RE RODDING EYE
Slev SILL LEVEL
THL THRESHOLD LEVEL
Win/A WINDOW ABOVE

Tie Point

DH 2.00 DOOR WITH HEIGHT
RADIATOR (INDICATIVE)
URINAL (INDICATIVE)
SINK (INDICATIVE)
TOILET (INDICATIVE)
SINK (INDICATIVE)
BATH (INDICATIVE)

EXISTING

GENERAL NOTES

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Client : NORTH SOMERSET COUNCIL

Project : 57-73 HIGH STREET, W-S-M

Title : NO. 73 EXISTING FLOORPLANS

Scale: 1:100@A1 | Date: 18/12/2023

Drawn by: OW | Surveyed by : KH

Checked by: MJ | Dwg no: J0076386-23-03

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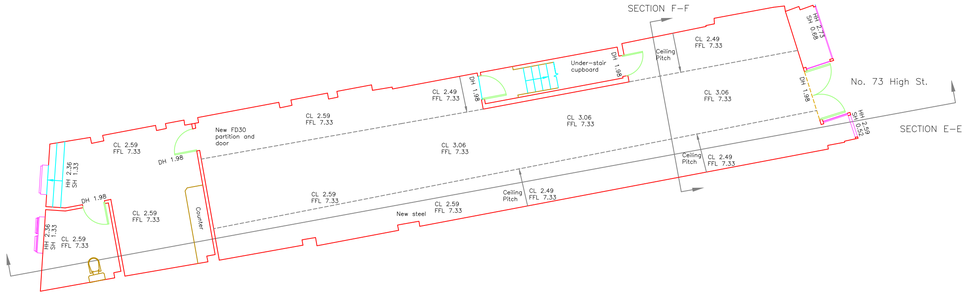
GRID
NORTH

N

Ground Floor

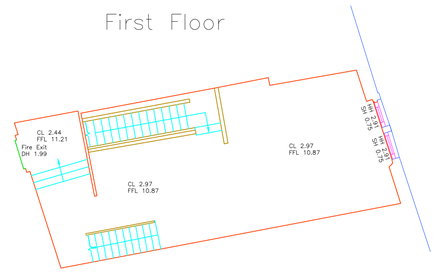


Tie Point

Tie Point

Tie Point

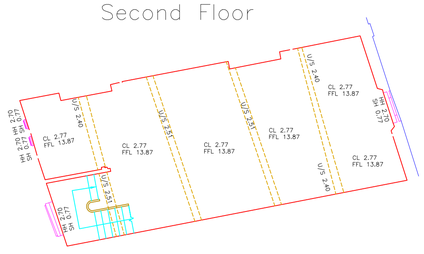
First Floor



Tie Point

Tie Point

Second Floor



Tie Point

0 10 Metres

SURVEY DRAWING NOTES

A1

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2. Vertical datum:

Elevation values for the vertical datum control have been calculated from GPS derived heights and converted to Orthometric heights (Ordnance Datum Newlyn - ODN) using OSGM15 transformation parameters.

3. Floor plan measurements at walls have been taken to be main face at approximately 1.5m above floor level.
4. Ceiling and stair arrows always indicate upwards direction.
5. Check scale bar and grid before taking non-figured dimensions from this drawing.
6. If there is any doubt please the contact Carter Jonas Measured Survey team.
7. Ordnance survey data where used is reproduced from the Ordnance Survey map with permission of the controller of Her Majesty's Stationery Office. © crown copyright 2019. Carter Jonas LLP ES100004458.

FLOOR PLAN ABBREVIATIONS

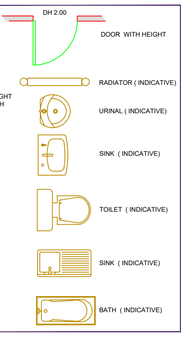
ALL VALUES ARE HEIGHTS
FROM FINISHED FLOOR LEVEL

BH	BEAM HEIGHT
CH	CEILING HEIGHT
DH	DOOR HEIGHT
HH	WINDOW HEAD
JH	FLOOR JOIST(S) HEIGHT
OH	OPENING HEIGHT
SH	WINDOW SILL HEIGHT
SCH	SUSPENDED CEILING HEIGHT
SP	SPRINGER POINT OF ARCH
TA	TOP OF ARCH
U/S	UNDERSIDE

ALL THE ABOVE ARE HEIGHTS
FROM FINISHED FLOOR LEVEL

Blev	BEAM LEVEL
Clev	CEILING LEVEL
Col	COLUMN
DP	DOWNPIPE
FFL	FINISHED FLOOR LEVEL
G	GULLY
Hlev	HEAD LEVEL
IC	INSPECTION COVER
MH	MANHOLE
N/A	NO ACCESS
RE	RODDING EYE
Slev	SILL LEVEL
THL	THRESHOLD LEVEL
WinA	WINDOW ABOVE

Tie Point



PROPOSED

GENERAL NOTES

- NO ALLOWANCE HAS BEEN MADE FOR SUB SURFACE ENTRY INTO MANHOLES OR OTHER CHAMBERS OR VOIDS BELOW GROUND LEVEL. THEREFORE ANY DETAILS RELATING TO DEPTHS, SIZES ETC. ARE TAKEN FROM ABOVE GROUND AND AS SUCH WILL BE APPROXIMATE ONLY.
- THE CONTRACTOR IS TO CHECK AND VERIFY ALL CRITICAL DIMENSIONS AND LEVELS BEFORE WORK STARTS.
- BURIED SERVICES SHOWN ON THIS DRAWING MAY BE ASSUMED ROUTES AND WILL NORMALLY BE OF UNKNOWN CONDITION, CONTRACTORS SHOULD UNDERTAKE SUITABLE VALIDATION WORK AND TAKE PARTICULAR CARE DURING EXCAVATION WORK; SAFE DIGGING PRACTICES SHOULD BE FOLLOWED.
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- UNLESS OTHERWISE SPECIFIED FEATURES SHOWN USING LINE STYLES OR HATCHING ARE INDICATIVE ONLY, SUCH AS; ROAD MARKINGS, HEDGE CENTRELINES, BRICK HATCHING AND GLAZING DETAIL.

ISSUE	DATE	DESCRIPTION	DRAWN	CHKD

Carter Jonas
12 Waterside Way, Bedford Road,
Northampton, NN4 7XD
T:01604 608228
E:measuredsurveys@carterjonas.co.uk
www.carterjonas.co.uk

Client : NORTH SOMERSET COUNCIL

Project : 57-73 HIGH STREET, W-S-M

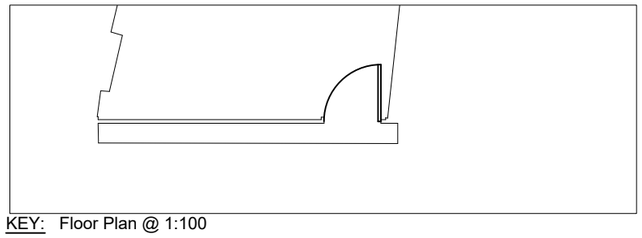
Title : NO. 73 PROPOSED FLOORPLANS

Scale: 1:100@A1 Date: 18/12/2023

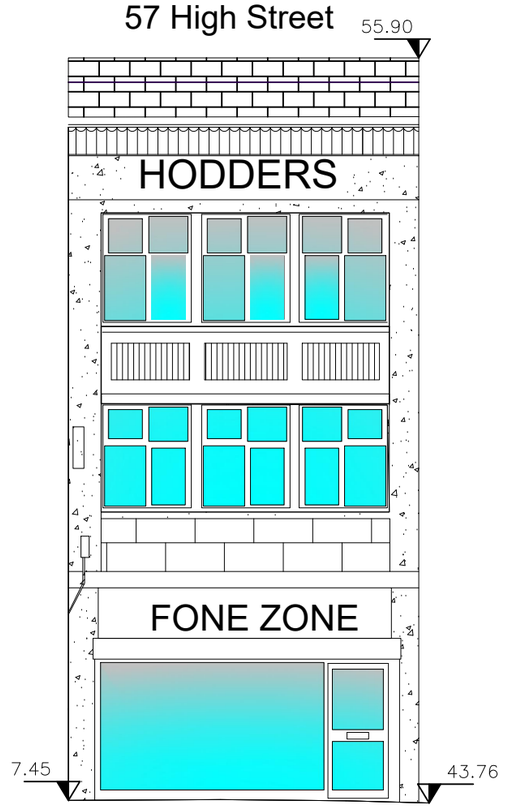
Drawn by: OW Surveyed by : KH

Checked by: MJ Dwg no: J0076386-23-13

APPENDIX 2 – EXISTING AND PROPOSED SHOP FRONTS



KEY: Floor Plan @ 1:100



Datum 41.35

Datum 41.35

0 10 Metres

SURVEY DRAWING NOTES

A3

1. SURVEY CONTROL DETAILS

   Vertical datum:

   Elevations for the control have been calculated from GPS derived heights and converted to Orthometric heights (Ordnance Datum Newlyn - ODN) using OSGM15 transformation parameters.

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SURVEY LEGEND

ROOF TILES - INDICATIVE

50.00 LEVEL ABOVE OS DATUM

STONE/BRICK WORK - INDICATIVE

GLASS

CLADDING - INDICATIVE

A Alarm
Ar Aerial
L Light
P Pipe
Si Sign
V Vent

RENDER - INDICATIVE

GENERAL NOTES

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ISSUE	DATE	DESCRIPTION	DRAWN	CHKD
1	30.01.24	PLANNING	CN / BC	TL / BC

Carter Jonas

Client : NORTH SOMERSET COUNCIL

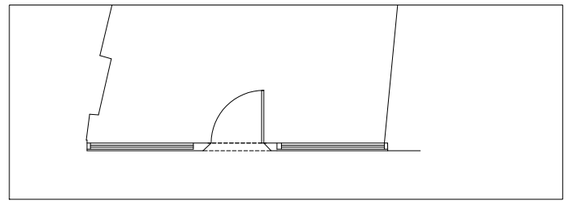
Project : HIGH STREET, WESTON SUPER MARE

Title : 57 EXISTING ELEVATIONS

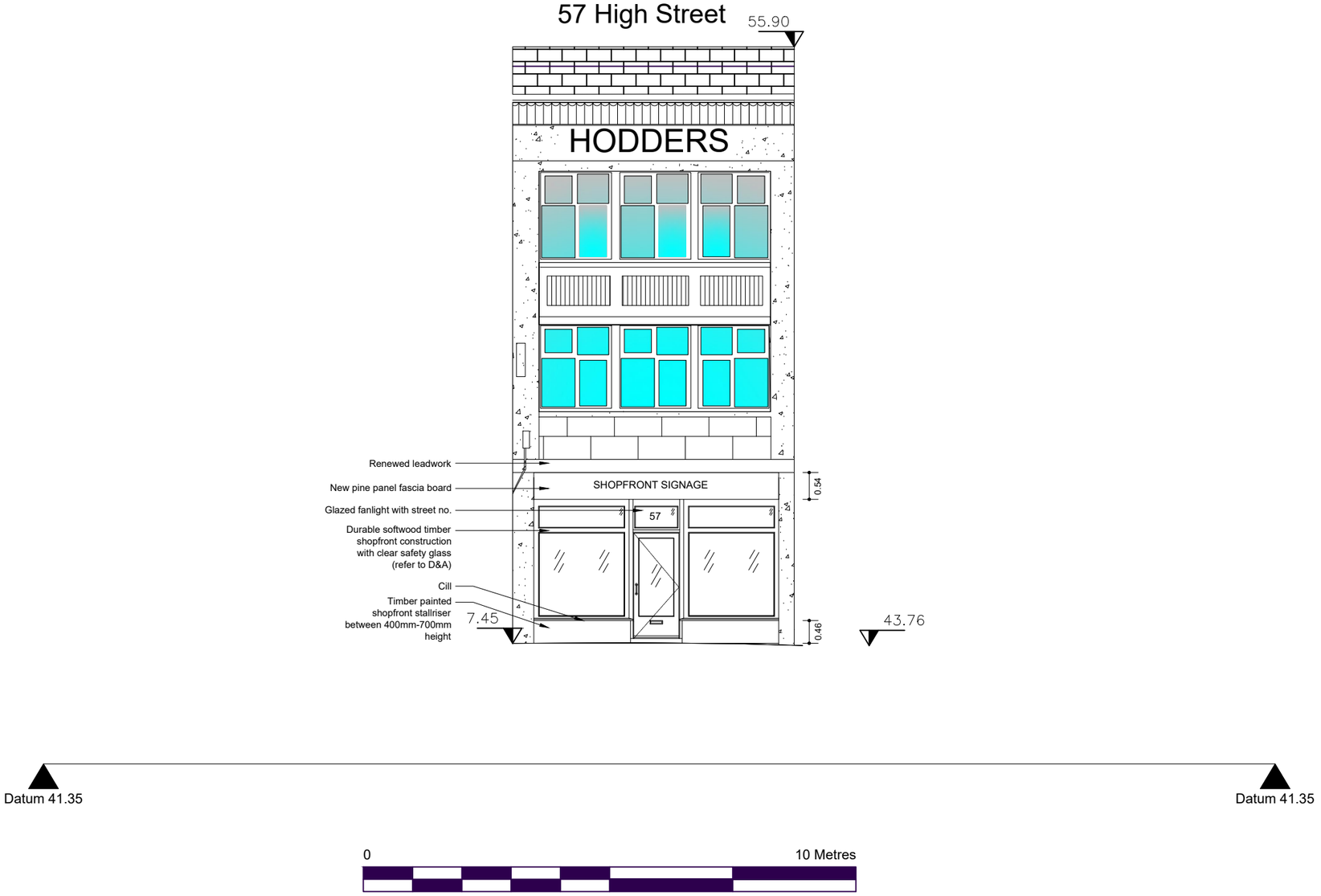
Scale: 1:100 @ A3 Date:18/12/2023

Drawn by: KH Surveyed by KH

Checked by: MJ Dwg no:J0076386-23-06



KEY: Floor Plan @ 1:100



SURVEY DRAWING NOTES

A3

1. SURVEY CONTROL DETAILS

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SURVEY LEGEND

- ROOF TILES - INDICATIVE
- STONE/BRICK WORK - INDICATIVE
- CLADDING - INDICATIVE
- RENDER - INDICATIVE
- 50.00 LEVEL ABOVE OS DATUM
- GLASS
- A Alarm
- Ar Aerial
- L Light
- P Pipe
- Si Sign
- V Vent

GENERAL NOTES

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ISSUE	DATE	DESCRIPTION	DRAWN	CHKD
1	30.01.24	PLANNING	CN / BC	TL / BC

Carter Jonas

Client : NORTH SOMERSET COUNCIL

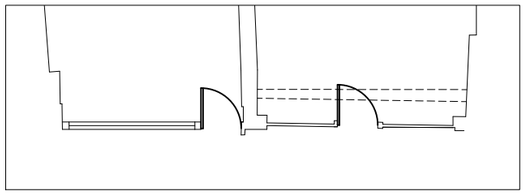
Project : HIGH STREET, WESTON SUPER MARE

Title : 57 PROPOSED ELEVATIONS

Scale: 1:100 @ A3 Date:18/12/2023

Drawn by: KH Surveyed by KH

Checked by: MJ Dwg no:J0076386-23-16



KEY: Floor Plan @ 1:100

67 High Street 69 High Street 71 High Street 73 High Street

SURVEY DRAWING NOTES

A3

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SURVEY LEGEND

ROOF TILES - INDICATIVE

50.00 LEVEL ABOVE OS DATUM

STONE/BRICK WORK - INDICATIVE

GLASS

CLADDING - INDICATIVE

A Alarm
Ar Aerial
L Light
P Pipe
Si Sign
V Vent

RENDER - INDICATIVE

GENERAL NOTES

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ISSUE	DATE	DESCRIPTION	DRAWN	CHKD
1	30.01.24	PLANNING	CN / BC	TL / BC

Carter Jonas

Client : NORTH SOMERSET COUNCIL

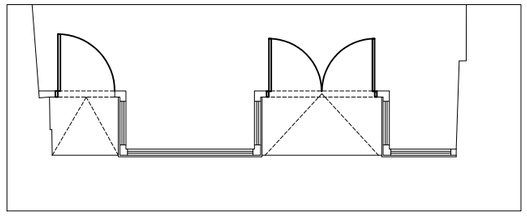
Project : HIGH STREET, WESTON SUPER MARE

Title : 67-69 EXISTING ELEVATIONS

Scale: 1:100 @ A3 Date:18/12/2023

Drawn by: KH Surveyed by KH

Checked by: MJ Dwg no:J0076386-23-07



KEY: Floor Plan @ 1:100

67 High Street 69 High Street 71 High Street 73 High Street

0 10 Metres

SURVEY DRAWING NOTES

A3

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SURVEY LEGEND

ROOF TILES - INDICATIVE

50.00 LEVEL ABOVE OS DATUM

STONE/BRICK WORK - INDICATIVE

GLASS

CLADDING - INDICATIVE

A Alarm
Ar Aerial
L Light
P Pipe
Si Sign
V Vent

RENDER - INDICATIVE

GENERAL NOTES

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ISSUE	DATE	DESCRIPTION	DRAWN	CHKD
1	30.01.24	PLANNING	CN / BC	TL / BC

Carter Jonas

Client : NORTH SOMERSET COUNCIL

Project : HIGH STREET, WESTON SUPER MARE

Title : 67-69 PROPOSED ELEVATIONS

Scale: 1:100 @ A3 Date:18/12/2023

Drawn by: KH Surveyed by KH

Checked by: MJ Dwg no:J0076386-23-17

APPENDIX 3 – ASBESTOS REFURBISHMENT AND DEMOLITION SURVEYS

ETON
ENVIRONMENTAL GROUP LTD

UKAS
INSPECTION
0414

REFURBISHMENT SURVEY FOR ASBESTOS-CONTAINING MATERIALS

CLIENT: Carter Jonas (Bristol)

SITE: 57 High Street, Weston-super-Mare, Somerset,BS23 1HD

Job number	J074679
Number of high risk materials	0
Number of medium risk materials	0
Number of low/ very low risk materials	10

Issue	Date	Status
1	19/02/2024	Issued

Eton Environmental Group Ltd Unit 1, Trinity Court, Faverdale, Darlington, DL3 0PH tel: 01325 366886 Fax: 01325 366914
info@etongroup.co.uk

Registered office: Eton Environmental Group Ltd, 1 Trinity Court, Faverdale, Darlington DL3 0PH No. 05145774

SECTION 1 - EXECUTIVE SUMMARY

TYPE OF SURVEY: Refurbishment

SCOPE & EXTENT OF SURVEY: All areas of the building

Locations of asbestos containing materials (ACMs) and actions

Action	Floor/ room
Manage	None recorded
Encapsulate	None recorded
Enclose	None recorded
Remove	57 High Street / 1st Floor / 1.04 - Vinyl flooring, 57 High Street / 1st Floor / 1.05 - Vinyl flooring, 57 High Street / 1st Floor / 1.07 - Vinyl flooring , 57 High Street / 2nd Floor / 2.01 - Floor tiles with adhesive, 57 High Street / 2nd Floor / 2.01 - Textured coating, 57 High Street / 2nd Floor / 2.03 - Textured coating , 57 High Street / 2nd Floor / 2.04 - Textured coating , 57 High Street / 2nd Floor / 2.05 - Textured coating , 57 High Street / 2nd Floor / 2.06 - Textured coating , 57 High Street / Ground Floor / G.02 - Vinyl flooring
Restrict Access	None recorded
Inspect Prior to Disturbance	None recorded
Restrict access and remove	None recorded

Areas where no access recorded

Floor/ room
All areas were accessed

SECTION 2 - INTRODUCTION

The purpose of the survey is to assist duty holders in managing asbestos within premises. The survey is to provide sufficient information for an asbestos register and allow for the planning of removal of all ACMs as far as reasonably practicable from the premises prior to refurbishment.

In most cases the survey will have two main aims:

- it must as far as reasonably practicable locate and record the location, extent and product type of any presumed or known ACMs;
- it should determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance etc.

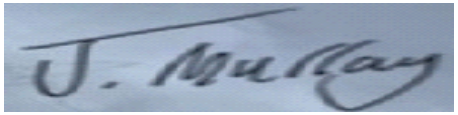
SITE DETAILS

Site description, age and construction
The site is a commercial building with an estimated construction date of the 1900's. Externally the building is constructed of solid walls, plastic rainwater goods and UPVC and timber framed windows. Internally the building is lined with suspended MMMF and textured coating ceilings, solid and plasterboard walls, timber doors and frames and a variety of different floor coverings throughout.
Use and occupation of site
The site is used as a commercial building but was vacant at the time of survey.
Scope of survey
This survey report covers all areas of the building. These areas are those shown on the attached plans. The areas surveyed were at the direction of the client.

SECTION 3 - GENERAL SITE INFORMATION

Survey information	
Client	Carter Jonas (Bristol)
Client address	St. Catherine's Court, Berkeley Place, Bristol,BS8 1BQ
Client Contact	Jessica Harding
Site address	57 High Street, Weston-super-Mare, Somerset,BS23 1HD
Type of Survey	Refurbishment Survey
Survey Start Date	5 Feb 2024
Survey End Date	6 Feb 2024
Surveyor/s	Josh Murray
Job number	J074679

Report index	
Section 1	Executive summary
Section 2	Introduction
Section 3	General site information
Section 4	Survey results table
Section 5	Conclusions and actions
Section 6	Limitations of survey
Appendix A	Non-asbestos samples and assessments
Appendix B	Material assessment records & photographs
Appendix C	Certificates of bulk sample analysis
Appendix D	Sample/ assessment location plans
Appendix E	General observations

Report prepared by			
Josh Murray	Surveyor		19 Feb 2024

Report verified by			
Michael Stewart	Technical Reviewer		19 Feb 2024

Eton Environmental Group Ltd were instructed to undertake a survey for asbestos containing materials at these premises in accordance with the instructions received from the client. The scope of the survey is summarised below, and is in accordance with HSE document HSG264 “Asbestos: The survey guide” and our documented in-house quality system as accredited by UKAS to ISO17020.

SURVEY INSTRUCTIONS

Survey type instructed	Refurbishment Survey
Included areas	All areas of the building were included in this survey.
Excluded areas	N/A

Agreed exclusions, inaccessible areas and any variations from the method

In accordance with the PSQ J074679 authorised on 02/02/2024

In the parts of the building covered by the scope of the refurbishment survey, restrictions were put in place at the specific request of the client.

Because of these restrictions, surface damage could only be made throughout during this survey.

If any refurbishment works may disturb these other installations, survey access should be provided beforehand.

Because of these restrictions, observations made and samples taken are assumed to be representative of the whole. However, it cannot be guaranteed that all areas of the building are similar and therefore any installations and locations that are either opened through small holes or not intrusively opened at all should be treated with additional caution and further survey access gained if required.

Eton Environmental Group Ltd endeavoured to conduct the survey as thoroughly as possible within the remit and constraints as stated by the client. Where access restrictions are noted, it is strongly recommended that during the refurbishment works this report is used as a guide but not taken as definitive of ACMs in the building. Caution must be used when accessing any areas and if suspect materials are noted works should cease until further competent advice is sought.

It is strongly recommended that this report is used as a whole document. Use of individual sections e.g. plans or survey results table alone may lead to misinterpretation for which Eton Environmental Group Ltd cannot be held responsible. This report is a technical document in line with current legislation and guidance. Should clarification be required contact Eton Environmental Group Ltd.

Material & Priority Risk Assessments

Material Risk Assessment:

Material assessment scoring is not a requirement for refurbishment surveys. However, this report does contain material assessment scoring in case ACMs are to remain after refurbishment or management of ACMs is required until refurbishment is undertaken.

The material risk is determined by four parameters, which will assess the risk of fibre release from an ACM when subject to normal disturbance; product type, extent of damage or deterioration, surface treatment and asbestos type.
Each parameter is given a risk score: 3 = high, 2 = medium, 1 = low and 0 = very low.
The total material risk score is the sum total with materials with a score of 10 or more are regarded as having a high fibre release potential, between 7 and 9 a medium fibre release potential, 5 and 6 as a low fibre release potential. Scores of 4 or less are regarded as having a very low fibre release potential. Non-asbestos containing materials are not scored.
Based upon the material risk score, recommendations for control actions and management actions are derived to ensure areas of concern are made safe and remaining ACMs are suitably managed.

Priority Risk Assessment:

Priority risk scoring is undertaken only at the specific request of the client. The Control of Asbestos Regulations (CAR) 2012 requires the duty holder to assess the risks associated with the activities on the premises, additional to those considered within the material risk. Although the duty holder has a responsibility for the priority score, Eton Environmental Group Ltd may collect this information with assistance from the client.

Scores will be between 0 and 12 (10-12 high, 6-9 moderate, 3-5 low and 1-2 very low). Where the priority assessment has not been undertaken, these fields will be left blank for the duty holder to complete. Non-asbestos containing materials are not scored and the priority assessment fields do not appear for these materials.

Total Risk Scores:

The total risk scores are calculated by addition of the material & priority risk scores to give an indication of the relative risk of each ACM, total risk scores between 19-24 are high risk, scores between 13-18 are moderate risk, scores between 9-12 are low risk and scores below 9 are considered as very low risk. Where the priority assessment has not been undertaken, this field will be left blank for the duty holder to complete.

Recommendations:

Recommendations are made to the client based upon all factors including risk scoring. These recommendations fall into two categories, management actions and control actions. Control actions are used to describe actions that will have to be undertaken to the ACM directly and may require specialist treatment or works e.g. encapsulation, repair or removal.In a refurbishment survey report control actions will recommend removal of all materials unless removal is not reasonably practicable. Where removal is time consuming and resource-intensive and only involves removal of lower risk materials such as textured coatings containing asbestos, then removal may not be reasonably practicable.
Management actions are used to describe actions that should be undertaken that do not necessarily involve direct treatment to the ACM e.g. labelling of ACMs, regular inspection for damage/ deterioration, informing tenants/ staff/ contractors or isolation.

SECTION 4 - SURVEY RESULTS TABLE

The data contained within this table shows the known asbestos containing materials (ACMs) for this site as identified at the time of the survey.

The results were compiled by Eton Environmental Group Ltd in accordance with the Health and Safety Executive document HSG264, the Control of Asbestos Regulations (CAR) 2012 and our documented in-house quality procedures as accredited by UKAS to ISO17020.

The data shown may refer to historical data and information provided by the client. Eton Environmental Group Ltd cannot be held responsible for the accuracy of the data included where it is supplied by the client (including the interpretation of any supplied information).

The information in this survey report should be used to form the asbestos register which is a key component of the management plan. The survey report itself will generally not be the asbestos register. The asbestos register will be a simpler document and will not contain most of the information in the survey report, e.g. the bulk analysis results or survey site information.

Regulation 4 of the Control of Asbestos Regulations 2012 dictates that the duty holder should make a written record of the location and condition of known and presumed ACMs and keep the record up to date. This should include regular inspections of the known ACMs and the records updated accordingly. This information must be given to any persons liable to disturb ACMs (e.g. maintenance operatives).

Regulation 11 of the Control of Asbestos Regulations 2012 requires all employers to prevent the exposure of employees and contractors to asbestos as far as reasonably practicable.

The information within this register/ report is provided to the client and Eton Environmental Group Ltd cannot accept any responsibility for the interpretation or use of this data by any third party. Prior to any works in areas that may contain or conceal ACMs, professional advice from a competent organisation or person should be sought. It is strongly recommended that any remedial works to be undertaken to ACMs identified should be based upon a written specification, site visit and other relevant documentation of works and not solely on this report.

Actions listed in the table and MARs in appendix B indicate the following recommendations:

Action	Recommendation
Manage	Inform staff/ contractors, label, re-inspect on a regular basis as per asbestos management plan
Encapsulate	Paint with a suitable proprietary sealant by competent persons and manage as above
Enclose	Box in/ surround with rigid material e.g. timber board and manage as above
Remove	Removal to be undertaken by competent persons
Restrict Access	Take immediate steps to prevent exposure e.g. warning signs, locking rooms, informing staff/ contractors

The table below shows the known ACMs for this site as identified at the time of the survey. Areas of no access should be presumed to contain asbestos until proven otherwise. If this table is blank then no ACMs have been detected within the scope of the survey. Further details of actions recommended are in section 5.

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
57 High Street	Ground Floor / G.02	0016	Vinyl flooring Under carpet	Vinyl Floor Tiles	Composite	Medium Damage	<1m²	Usually inaccessible or unlikely to be disturbed	Strongly Presumed (011)	Chrysotile	(4) Very low	-	Remove
57 High Street	1st Floor / 1.04	0011	Vinyl flooring under carpet	Vinyl Floor Tiles	Composite	Good Condition	5m²	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(2) Very low	-	Remove
57 High Street	1st Floor / 1.05	0012	Vinyl flooring under carpet	Vinyl Floor Tiles	Composite	Good Condition	06m²	Usually inaccessible or unlikely to be disturbed	Identified	Chrysotile	(2) Very low	-	Remove
57 High Street	1st Floor / 1.07	0014	Vinyl flooring Under modern vinyl flooring	Vinyl Floor Tiles	Composite	Good Condition	1.25m²	Usually inaccessible or unlikely to be disturbed	Strongly Presumed (011)	Chrysotile	(2) Very low	-	Remove
57 High Street	2nd Floor / 2.01	0001	Textured coating to plasterboard ceiling	Textured Coating	Sealed	Good Condition	16m²	Occasionally likely to be disturbed	Identified	Chrysotile	(3) Very low	-	Remove
57 High Street	2nd Floor / 2.01	0002	Floor tiles with adhesive to timber floor	Thermoplastic Tiles	Composite	Medium Damage	16m²	Easily disturbed	Identified	Chrysotile	(4) Very low	-	Remove
57 High Street	2nd Floor / 2.03	0003	Textured coating To plasterboard Ceiling	Textured Coating	Sealed	Good Condition	8m²	Occasionally likely to be disturbed	Strongly Presumed (001)	Chrysotile	(3) Very low	-	Remove
57 High Street	2nd Floor / 2.04	0004	Textured coating To plasterboard Ceiling	Textured Coating	Sealed	Low Damage	3.5m²	Occasionally likely to be disturbed	Strongly Presumed (001)	Chrysotile	(4) Very low	-	Remove
57 High Street	2nd Floor / 2.05	0005	Textured coating To plasterboard Ceiling	Textured Coating	Sealed	Good Condition	4m²	Occasionally likely to be disturbed	Strongly Presumed (001)	Chrysotile	(3) Very low	-	Remove
57 High Street	2nd Floor / 2.06	0006	Textured coating To plasterboard Ceiling	Textured Coating	Sealed	Good Condition	8m²	Occasionally likely to be disturbed	Strongly Presumed (001)	Chrysotile	(3) Very low	-	Remove

SECTION 5 - CONCLUSIONS AND ACTIONS

Asbestos Containing Materials and Specific Recommendations:

Eight samples were taken on site, four of which were confirmed to contain asbestos upon analysis. Six further assessments strongly presumed asbestos.

General Recommendations:

This was a refurbishment survey to all areas

In those areas where exclusions were agreed, prior to any refurbishment further investigations may be required.

In the areas where the survey was undertaken with regard to refurbishment of the survey site area, the recommendation is that all asbestos containing materials are removed from site prior to refurbishment in compliance with the Control of Asbestos Regulations 2012.

Although the asbestos materials are non-licensed asbestos products any work upon, or removal of, these materials will need to be done by competent persons and items removed disposing of as asbestos waste. Removal of non-licensed asbestos materials may require notification to the relevant enforcing authority prior to works being carried out.

It is also recommended that staff and contractors are made aware of the presence of all asbestos containing materials to prevent disturbance. This information should be provided to external contractors (e.g. plumbers) pre contract commencement or prior to their arrival on site. This will enable contractors to plan their work accordingly to reduce the risk of exposure to asbestos.

It should be noted that this report only forms part of an asbestos management plan and does not necessarily provide full compliance with regulation 4 of CAR 2012.

Further information can be obtained from the following asbestos related publications:

Regulations:

The Control of Asbestos Regulations 2012.

Approved Codes of Practice:

“Managing and working with asbestos” (L143) 2nd Ed. 2013

Guidance:

“Asbestos: The survey guide” (HSG264) 2nd Ed. 2012

“Asbestos: The analysts' guide for sampling, analysis and clearance procedures” (HSG248) 2005

“Asbestos: The licensed contractors' guide” (HSG247) 2006

“A comprehensive guide to managing asbestos in premises” (HSG227) 2004

“A short guide to managing asbestos in premises” (INDG223) rev. 5 2012

“Asbestos Essentials Task Manual” (HSG210) 4th Ed. 2018

The above documents are published by the Health and Safety Executive and are available from HSE Books, PO Box 1999, Sudbury, Suffolk CO10 2WA
And;
www.books.hse.gov.uk

The above list should not be considered exhaustive.

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SECTION 6 - LIMITATIONS OF SURVEY

This asbestos survey was undertaken in accordance with the requirements of HSE documents HSG264 “Asbestos: The survey guide” and HSG248 “Asbestos: The analysts guide for sampling, analysis and clearance procedures” and also Eton Environmental Group Ltd documented in house quality procedures as accredited by UKAS to ISO17020.

Part of the scope of a survey is to collect bulk samples from suspect ACMs found for analysis by a UKAS accredited laboratory to confirm or refute the surveyor’s judgement. If a material is found to contain asbestos other similar homogenous materials used in the same way within the building may be strongly presumed to contain asbestos. The number of samples taken is dependent on the homogeneity of the material but the number should be sufficient for the surveyor to make an assessment of whether asbestos is present or not.

When a sample cannot be taken but the surveyor suspects that asbestos is present within the material, two levels of presumption can be made: one where there is a strong presumption that the material does contain asbestos but a laboratory identification has not been undertaken to confirm this; and a default situation where it must be presumed to contain asbestos because there is insufficient evidence to suggest it is not an ACM.

It should be noted that whilst the surveyor makes every effort to locate all suspect ACMs as far as is reasonably practicable, it can not be guaranteed that all ACMs have been located. Some materials may be hidden within the fabric of the building may only come to light during refurbishment.

Where suspect ACMs are located during the survey it is not the policy of Eton Environmental Group Ltd to disturb this material in any way except to take a representative sample. If it is suspected that further ACMs may be hidden behind a suspect ACM non-licensed, NNLW or licensed asbestos works may be required to gain access. Eton Environmental Group Ltd can assist with further planning to gain access but this would be at additional cost.

Asbestos cement is a non-licensed asbestos material. Asbestos insulating board (AIB) is a licensed asbestos material. A competent, experienced surveyor will normally be able to visually identify most asbestos cement products. But, if visual identification is inconclusive, analysis will be needed to establish the asbestos type(s). If, after analysis of the asbestos types, there is still doubt about whether a material is an asbestos cement product, a water absorption measurement will be

needed, following the methodology set out at www.hse.gov.uk/asbestos/essentials/cement.htm to decide whether the material is asbestos cement.

All material extent figures are as accurate as reasonably practicable and therefore not necessarily definitive for the purpose of tendering for removal without further conformation if required. Plans/ drawings within this report are not to scale.

If, at the time of the survey, access was not possible to certain areas, these are noted on the assessment reports. Until such time that these areas are inspected they should be presumed to have asbestos containing materials for the purposes of the proposed refurbishment.

All reasonable efforts are made to locate ducts, cavities, voids, under-crofts etc as part of the survey. However, some of these areas may not come to light until after the survey has been completed e.g. because the information was not supplied prior to the survey.

This is a building survey only and does not include for any ground investigation outside of the footprint of the structure or structures surveyed or below the lowest level slab before the ground/ ground-bearing slab.

APPENDIX A - TABLE OF NON-ASBESTOS SAMPLES AND ASSESSMENTS

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
57 High Street	External / Externals	0017	Mastic around timber door and windows	Mastic	-	-	<20lm	-	Identified	No Asbestos Detected	
57 High Street	External / Externals	0018	Asphalt roof coverings	Bitumen	-	-	50m²	-	Identified	No Asbestos Detected	
57 High Street	Ground Floor / G.01	0015	Textured coating To lath and plaster ceiling	Textured Coating	-	-	30m²	-	Strongly Presumed (007)	No Asbestos Detected	Lone working and unable to reach off steps
57 High Street	1st Floor / 1.01	0007	Textured coating to plasterboard ceiling	Textured Coating	-	-	6m²	-	Identified	No Asbestos Detected	
57 High Street	1st Floor / 1.02	0008	Textured coating To plasterboard Ceiling	Textured Coating	-	-	12m²	-	Strongly Presumed (007)	No Asbestos Detected	
57 High Street	1st Floor / 1.03	0009	Textured coating To plasterboard Ceiling	Textured Coating	-	-	12m²	-	Strongly Presumed (007)	No Asbestos Detected	
57 High Street	1st Floor / 1.04	0010	Textured coating To plasterboard Ceiling	Textured Coating	-	-	6m²	-	Strongly Presumed (007)	No Asbestos Detected	
57 High Street	1st Floor / 1.05	0013	Acoustic pad underside of sink and drainer	Bitumen	-	-	2no.	-	Identified	No Asbestos Detected	

APPENDIX B - MATERIAL ASSESSMENT RECORDS

Assessment details				Comments	Photograph
Building	57 High Street	Floor/ room	2nd Floor / 2.01		
Assessment no.	0001	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Sampled	Condition	Good Condition		
Extent	16m²	Asbestos Type	Chrysotile		
Location/ position	Textured coating to plasterboard ceiling				
Surface treatment	Sealed				
Product type	Textured Coating				
Material risk	Very low	Material risk score	3		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	57 High Street	Floor/ room	2nd Floor / 2.01		
Assessment no.	0002	Accessibility	Easily disturbed		
Material Risk					
Identification	Sampled	Condition	Medium Damage		
Extent	16m²	Asbestos Type	Chrysotile		
Location/ position	Floor tiles with adhesive to timber floor				
Surface treatment	Composite				
Product type	Thermoplastic Tiles				
Material risk	Very low	Material risk score	4		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	57 High Street	Floor/ room	2nd Floor / 2.03		
Assessment no.	0003	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (001)	Condition	Good Condition		
Extent	8m²	Asbestos Type	Chrysotile		
Location/ position	Textured coating To plasterboard Ceiling				
Surface treatment	Sealed				
Product type	Textured Coating				
Material risk	Very low	Material risk score	3		
Action	Remove				

Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	57 High Street	Floor/ room	2nd Floor / 2.04		
Assessment no.	0004	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (001)	Condition	Low Damage		
Extent	3.5m²	Asbestos Type	Chrysotile		
Location/ position	Textured coating To plasterboard Ceiling				
Surface treatment	Sealed				
Product type	Textured Coating				
Material risk	Very low	Material risk score	4		
Action	Remove				

Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	57 High Street	Floor/ room	2nd Floor / 2.05		
Assessment no.	0005	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (001)	Condition	Good Condition		
Extent	4m²	Asbestos Type	Chrysotile		
Location/ position	Textured coating To plasterboard Ceiling				
Surface treatment	Sealed				
Product type	Textured Coating				
Material risk	Very low	Material risk score	3		
Action	Remove				

Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	57 High Street	Floor/ room	2nd Floor / 2.06		
Assessment no.	0006	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Strongly Presumed (001)	Condition	Good Condition		
Extent	8m²	Asbestos Type	Chrysotile		
Location/ position	Textured coating To plasterboard Ceiling				
Surface treatment	Sealed				
Product type	Textured Coating				
Material risk	Very low	Material risk score	3		
Action	Remove				

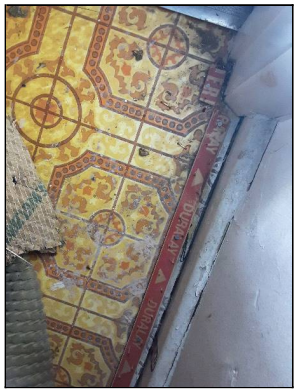
Priority Risk				
Normal occupant activity		No. occupants		
		Frequency of use		
Location		Average time each use		
Accessibility		Mean score		
Extent/amount				
Mean score		Priority risk score		
Type of maintenance activity		Total risk score		
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	57 High Street	**Floor/ room**	1st Floor / 1.01		
Assessment no.	0007	**Accessibility**			
Material Risk					
Identification	Sampled	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to plasterboard ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	57 High Street	**Floor/ room**	1st Floor / 1.02		
Assessment no.	0008	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (007)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating To plasterboard Ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	57 High Street	**Floor/ room**	1st Floor / 1.03		
Assessment no.	0009	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (007)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating To plasterboard Ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	57 High Street	**Floor/ room**	1st Floor / 1.04		
Assessment no.	0010	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (007)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating To plasterboard Ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	57 High Street	Floor/ room	1st Floor / 1.04		
Assessment no.	0011	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Sampled	Condition	Good Condition		
Extent	5m²	Asbestos Type	Chrysotile		
Location/ position	Vinyl flooring under carpet				
Surface treatment	Composite				
Product type	Thermoplastic Tiles				
Material risk	Very low	Material risk score	2		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	57 High Street	Floor/ room	1st Floor / 1.05		
Assessment no.	0012	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Sampled	Condition	Good Condition		
Extent	06m²	Asbestos Type	Chrysotile		
Location/ position	Vinyl flooring under carpet				
Surface treatment	Composite				
Product type	Vinyl Floor Tiles				
Material risk	Very low	Material risk score	2		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	57 High Street	**Floor/ room**	1st Floor / 1.05		
Assessment no.	0013	**Accessibility**			
Material Risk					
Identification	Sampled	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Acoustic pad underside of sink and drainer				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	57 High Street	Floor/ room	1st Floor / 1.07		
Assessment no.	0014	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Strongly Presumed (011)	Condition	Good Condition		
Extent	1.25m²	Asbestos Type	Chrysotile		
Location/ position	Vinyl flooring Under modern vinyl flooring				
Surface treatment	Composite				
Product type	Thermoplastic Tiles				
Material risk	Very low	Material risk score	2		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	57 High Street	**Floor/ room**	Ground Floor / G.01	Lone working and unable to reach off steps	
Assessment no.	0015	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (007)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating To lath and plaster ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	57 High Street	Floor/ room	Ground Floor / G.02		
Assessment no.	0016	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Strongly Presumed (011)	Condition	Medium Damage		
Extent	<1m²	Asbestos Type	Chrysotile		
Location/ position	Vinyl flooring Under carpet				
Surface treatment	Composite				
Product type	Thermoplastic Tiles				
Material risk	Very low	Material risk score	4		
Action	Remove				

Priority Risk				
Normal occupant activity			No. occupants	
			Frequency of use	
Location			Average time each use	
Accessibility			Mean score	
Extent/amount				
Mean score			Priority risk score	
Type of maintenance activity			Total risk score	
Frequency of maintenance activity				
Mean score				

Assessment details				Comments	Photograph
Building	57 High Street	**Floor/ room**	External / Externals		
Assessment no.	0017	**Accessibility**			
Material Risk					
Identification	Sampled	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Mastic around timber door and windows				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	57 High Street	**Floor/ room**	External / Externals		
Assessment no.	0018	**Accessibility**			
Material Risk					
Identification	Sampled	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Asphalt roof coverings				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

APPENDIX C - CERTIFICATES OF BULK SAMPLE ANALYSIS

ETON
ENVIRONMENTAL GROUP LTD

Analysis Report

Report Number: **J074679**

Issue Date: 09/02/2024

Private & Confidential:
Carter Jonas (Bristol)
St. Catherine's Court
Berkeley Place
Bristol
BS8 1BQ

Premises of Sample Origin:
57 High Street
Weston-super-Mare
Somerset
BS23 1HD

Analyst: Claire Hart

Sampled by: Josh Murray

Date of Sample Receipt: 08/02/2024

Date of Analysis: 08/02/2024

Assessment No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
1	GL000874	Textured coating to plasterboard ceiling	Chrysotile
2	GL000875	Floor tiles with adhesive to timber floor	Chrysotile (in adhesive only)
7	GL000876	Textured coating to plasterboard ceiling	NAD
11	GL000877	Vinyl flooring under carpet	Chrysotile (Chrysotile in tile only)

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

NAD = No Asbestos Detected In Sample

Authorised Signatory:
Andrew Graham
Quality Manager

UKAS TESTING
2734

Laboratory, Eton Environmental Group Ltd, Unit 1, Trinity Court, Faverdale, Darlington, DL3 0PH
Tel: 01325 366886 Fax:01325 366914 Website www.etongroup.co.uk
Registered No. 5145774 Registered Office: 1 Trinity Court, Faverdale, Darlington DL3 0PH

ETON
ENVIRONMENTAL GROUP LTD

Analysis Report

Report Number: **J074679**

Issue Date: 09/02/2024

Private & Confidential:
Carter Jonas (Bristol)
St. Catherine's Court
Berkeley Place
Bristol
BS8 1BQ

Premises of Sample Origin:
57 High Street
Weston-super-Mare
Somerset
BS23 1HD

Analyst: Claire Hart

Sampled by: Josh Murray

Date of Sample Receipt: 08/02/2024

Date of Analysis: 08/02/2024

Assessment No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
12	GL000878	Vinyl flooring under carpet	Chrysotile
13	GL000879	Acoustic pad underside of sink and drainer	NAD
17	GL000881	Mastic around timber door and windows	NAD
18	GL000882	Asphalt roof coverings	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

NAD = No Asbestos Detected In Sample

Authorised Signatory:
Andrew Graham
Quality Manager

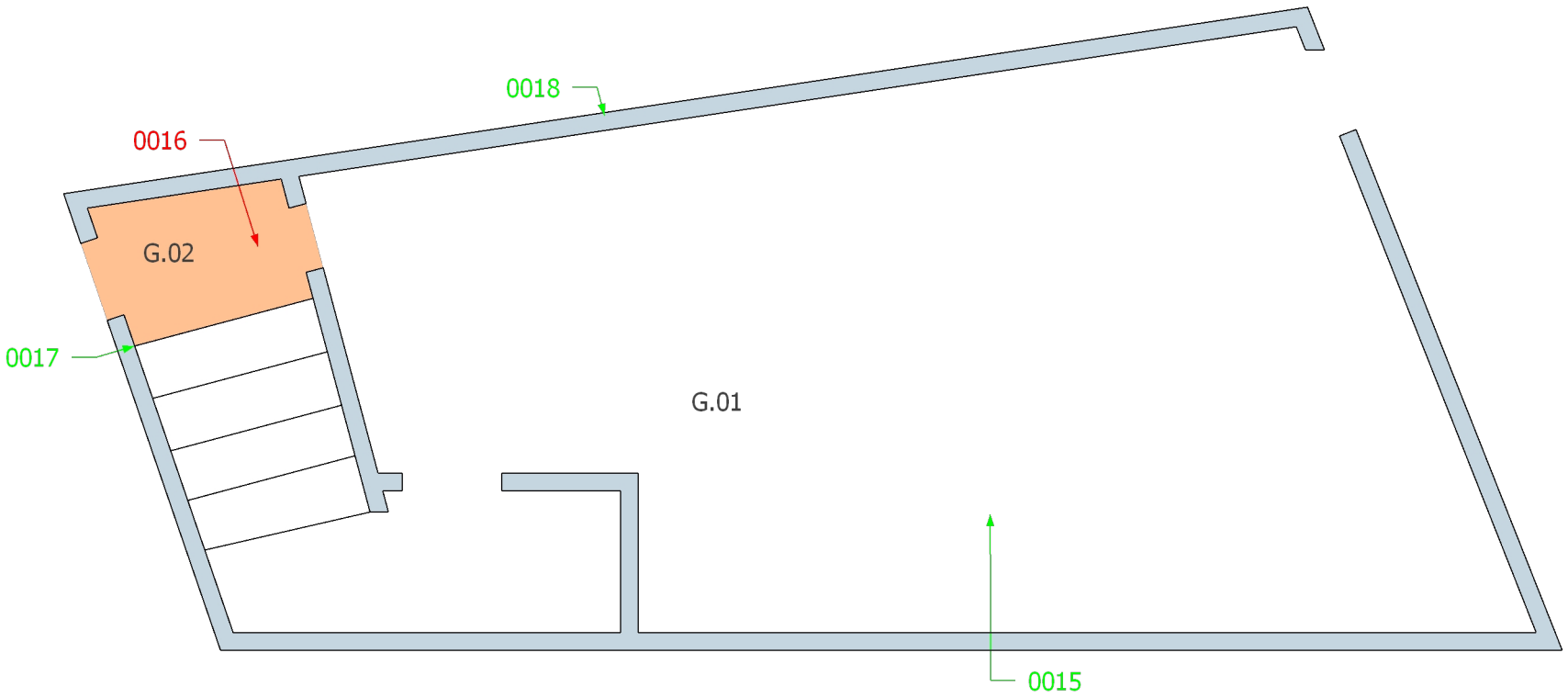
UKAS TESTING
2734

Laboratory, Eton Environmental Group Ltd, Unit 1, Trinity Court, Faverdale, Darlington, DL3 0PH
Tel: 01325 366886 Fax:01325 366914 Website www.etongroup.co.uk
Registered No. 5145774 Registered Office: 1 Trinity Court, Faverdale, Darlington DL3 0PH

APPENDIX D - GENERAL OBSERVATIONS

Building	Room no.	Description	Comments
57 High Street	Externals	External – Externals	Roofs- asphalt roof covering to flat roofs, solid walls, brick chimneys with clay cowls, lead flashing, steel beams, modern felt covered timber hatch. Front- solid walls, UPVC framed windows with solid sills, lead flashing, metal roller shutter door, modern store signage. Rear- timber fascia's, plastic rainwater goods, rendered solid walls, metal and plastic vents, timber framed door with metal panel, concrete lintel, modern AHU inverters, foam insulated copper pipework, modern electrical cables, unlagged copper pipework, UPVC and timber framed windows with timber and UPVC sills.
57 High Street	G.01	Ground Floor – G.01	Textured coating to lath and plaster ceiling, suspended MMMF ceiling tiles, modern electrics cables, unlagged metal pipework, foam insulated copper pipework, timber/solid and plasterboard walls, plasterboard suspended ceiling within ceiling void, plastic wastepipe, timber skirting, timber framed doors, modern electrics, metal framed windows and door, modern AHU, carpet to solid floor and step with modern stair nosing strips.
57 High Street	G.02	Ground Floor – G.02	Suspended MMMF ceiling tiles to plasterboard and lath and plaster ceiling above, solid and plasterboard walls, timber framed doors, timber skirting, UPVC framed window with timber sill, carpet to solid floor with small amount of vinyl flooring and a metal waste hatch.
57 High Street	1.01	1st Floor – 1.01	Textured coated plasterboard ceiling, solid and plasterboard walls, UPVC framed windows with timber sill, timber skirting, timber framed door, modern electrical wall heater, carpet to timber floor.
57 High Street	1.02	1st Floor – 1.02	Textured coated plasterboard ceiling, solid and plasterboard walls, UPVC framed windows with timber sill, timber skirting, timber doorframe, timber floor.
57 High Street	1.03	1st Floor – 1.03	Textured coated plasterboard ceiling, solid and plasterboard walls, timber skirting, timber doorframe and door, timber floor. Within cupboard- pitched plasterboard ceiling, solid and plasterboard walls, timber framed door, modern electrics, timber floorboards.
57 High Street	1.04	1st Floor – 1.04	Textured coated lath and plaster ceiling and timber ceiling with suspended MMMF ceiling tiles, modern ventilation, solid and plasterboard walls, timber skirting, timber framed doors, carpet to vinyl flooring to timber floor, carpet to timber staircase, UPVC framed window with timber sill.
			Timber ceiling, part ceramic tiled solid and plasterboard walls, timber framed

57 High Street	1.05	1st Floor – 1.05	windows with timber sill, timber skirting, timber framed door, timber boxing housing unlagged metal pipework, timber kitchen units with metal and plastic pipework, modern electrical wall heater, carpet to vinyl flooring to timber floor.
57 High Street	1.06	1st Floor – 1.06	Timber ceiling, timber framed door, timber skirting, modern W.C and shower fittings, metal and plastic pipework, solid and plasterboard walls, modern vinyl flooring to timber floor.
57 High Street	1.07	1st Floor – 1.07	Timber ceiling, timber framed door, timber skirting, modern W.C fittings, timber/plasterboard fitted boxing, modern ventilation, metal and plastic pipework, solid and plasterboard walls, modern vinyl flooring to vinyl flooring to timber floor.
57 High Street	2.01	2nd Floor – 2.01	Textured coated plasterboard ceiling, timber beam, solid and plasterboard walls, timber framed door, timber skirting, timber boxing above UPVC framed windows with timber sill, floor tiles to timber floor.
57 High Street	2.02	2nd Floor – 2.02	Plasterboard ceiling, solid wall, part ceramic tiled plasterboard walls, timber framed door, timber floor.
57 High Street	2.03	2nd Floor – 2.03	Textured coated plasterboard ceiling, woodchip papered solid wall, plasterboard walls, timber framed doors, timber skirting, timber floor and staircase. Within cupboard- plastic water tank with unlagged and foam insulated metal pipework, copper water cylinder.
57 High Street	2.04	2nd Floor – 2.04	Textured coated plasterboard ceiling with timber framed access hatch to flat roof above, solid and plasterboard walls, timber framed doors, timber skirting, timber floor, timber framed glass door header panels, timber framed windows and sill.
57 High Street	2.05	2nd Floor – 2.05	Textured coated plasterboard ceiling, ceramic tiled plasterboard walls, timber framed door, timber skirting, timber floor, timber framed glass door header panel.
57 High Street	2.06	2nd Floor – 2.06	Textured coated plasterboard ceiling, solid and plasterboard walls, timber framed door, timber skirting, timber floor, timber framed windows and sill.



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

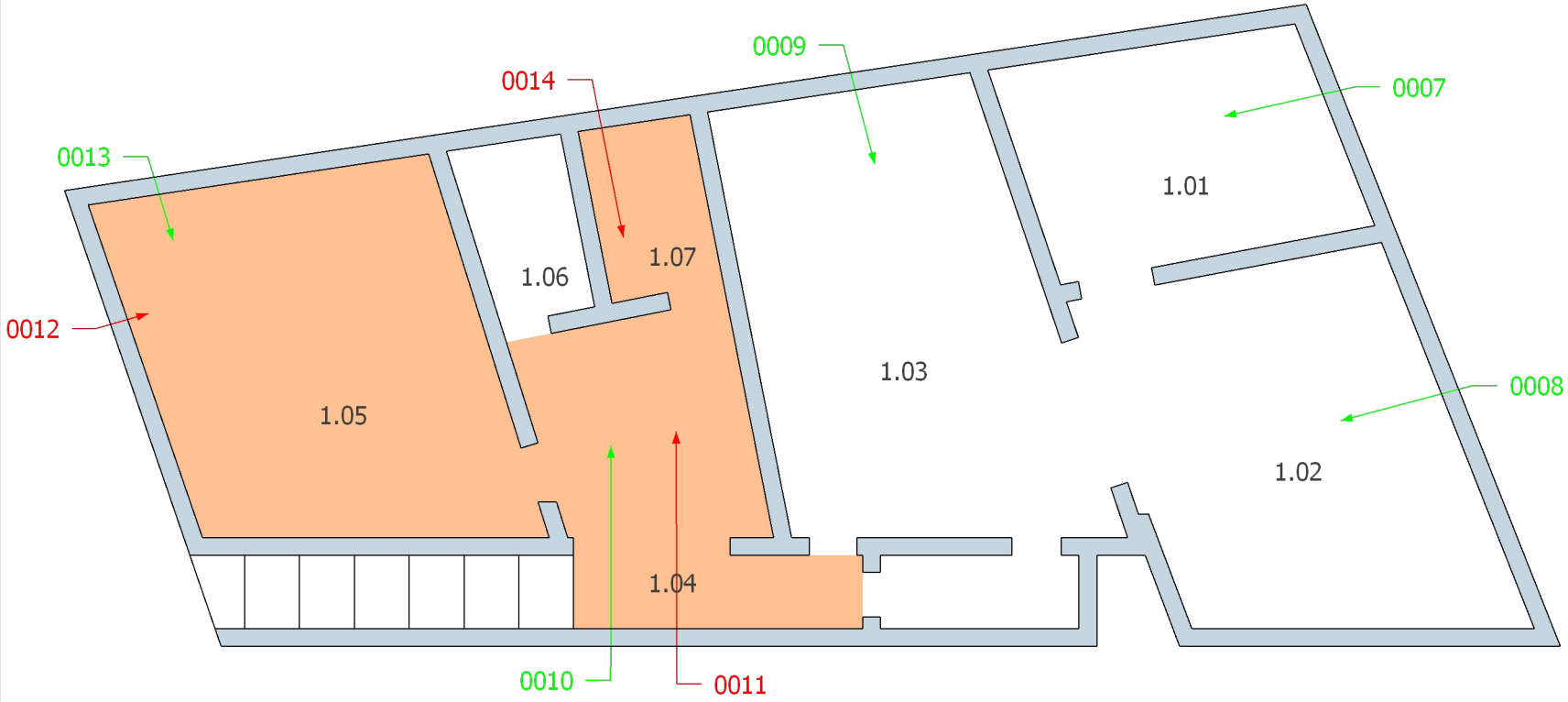
Survey reference:
J74679

Survey date:
February 2024

Building:
Main

Floor:
Ground

Site address:
57 High Street,
Weston-super-Mare,
Somerset,
BS23 1HD



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Drawing not to scale

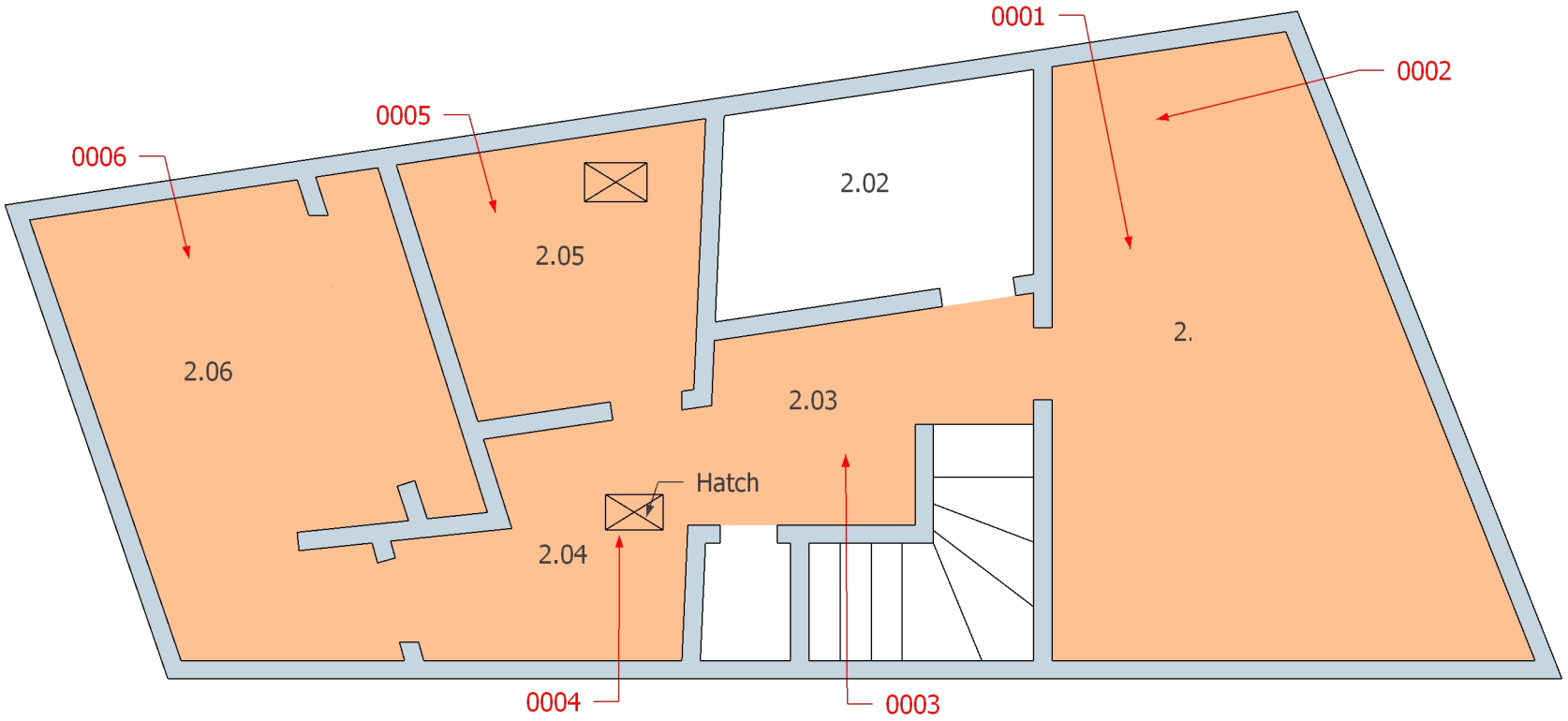
Survey reference:
J74679

Survey date:
February 2024

Building:
Main

Floor:
First

Site address:
57 High Street,
Weston-super-Mare,
Somerset,
BS23 1HD



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

Survey reference:
J74679

Survey date:
February 2024

Building:
Main

Floor:
Second

Site address:
57 High Street,
Weston-super-Mare,
Somerset,
BS23 1HD

End of report

REFURBISHMENT SURVEY FOR ASBESTOS-CONTAINING MATERIALS

CLIENT: Carter Jonas (Bristol)

SITE: 67-69 High Street, Weston-super-Mare,BS23 1HD

Job number	J074681
Number of high risk materials	0
Number of medium risk materials	0
Number of low/ very low risk materials	4

Issue	Date	Status
1	19/02/2024	Issued

Eton Environmental Group Ltd Unit 1, Trinity Court, Faverdale, Darlington, DL3 0PH tel: 01325 366886 Fax: 01325 366914
info@etongroup.co.uk

Registered office: Eton Environmental Group Ltd, 1 Trinity Court, Faverdale, Darlington DL3 0PH No. 05145774

SECTION 1 - EXECUTIVE SUMMARY

TYPE OF SURVEY: Refurbishment

SCOPE & EXTENT OF SURVEY: All areas of the building

Locations of asbestos containing materials (ACMs) and actions

Action	Floor/ room
Manage	None recorded
Encapsulate	None recorded
Enclose	None recorded
Remove	67-69 High Street / 1st Floor / 1.03 - Board, 67-69 High Street / 1st Floor / 1.03 - Cistern, 67-69 High Street / Ground Floor / G.5 - Textile wrap , 67-69 High Street / Ground Floor / G.6 - Textile wrap
Restrict Access	None recorded
Inspect Prior to Disturbance	None recorded
Restrict access and remove	None recorded

Areas where no access recorded

Floor/ room
67-69 High Street/External/Externals – No access to high level areas including roof (3.5m+) - high level access required

SECTION 2 - INTRODUCTION

The purpose of the survey is to assist duty holders in managing asbestos within premises. The survey is to provide sufficient information for an asbestos register and allow for the planning of removal of all ACMs as far as reasonably practicable from the premises prior to refurbishment.

In most cases the survey will have two main aims:

- it must as far as reasonably practicable locate and record the location, extent and product type of any presumed or known ACMs;
- it should determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance etc.

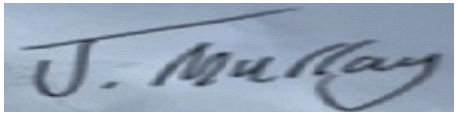
SITE DETAILS

Site description, age and construction
The site is a commercial building with an estimated construction date of the 1900's. Externally the building is constructed of part rendered solid walls, metal and plastic rainwater goods and a pitched corrugated metal roof. Internally the building is lined with textured coating, lath, plaster and suspended MMMF ceilings, solid and plasterboard walls, timber framed doors and a variety of different floor coverings throughout.
Use and occupation of site
The site is in use as a commercial building and was occupied at the time of survey.
Scope of survey
This survey report covers all areas of the building. These areas are those shown on the attached plans. The areas surveyed were at the direction of the client.

SECTION 3 - GENERAL SITE INFORMATION

Survey information	
Client	Carter Jonas (Bristol)
Client address	St. Catherine's Court, Berkeley Place, Bristol,BS8 1BQ
Client Contact	Jessica Harding
Site address	67-69 High Street, Weston-super-Mare,BS23 1HD
Type of Survey	Refurbishment Survey
Survey Start Date	5 Feb 2024
Survey End Date	9 Feb 2024
Surveyor/s	Josh Murray
Job number	J074681

Report index	
Section 1	Executive summary
Section 2	Introduction
Section 3	General site information
Section 4	Survey results table
Section 5	Conclusions and actions
Section 6	Limitations of survey
Appendix A	Non-asbestos samples and assessments
Appendix B	Material assessment records & photographs
Appendix C	Certificates of bulk sample analysis
Appendix D	Sample/ assessment location plans
Appendix E	General observations

Report prepared by			
Josh Murray	Surveyor		19 Feb 2024

Report verified by			
Michael Stewart	Technical Reviewer		19 Feb 2024

Eton Environmental Group Ltd were instructed to undertake a survey for asbestos containing materials at these premises in accordance with the instructions received from the client. The scope of the survey is summarised below, and is in accordance with HSE document HSG264 “Asbestos: The survey guide” and our documented in-house quality system as accredited by UKAS to ISO17020.

SURVEY INSTRUCTIONS

Survey type instructed	Refurbishment Survey
Included areas	All areas of the building were included in this survey.
Excluded areas	N/A

Agreed exclusions, inaccessible areas and any variations from the method

In accordance with the PSQ J074681 authorised on 02/02/2024

In the parts of the building covered by the scope of the refurbishment survey, restrictions were put in place at the specific request of the client.

Because of these restrictions, surface damage could only be made throughout during this survey.

If any refurbishment works may disturb these other installations, survey access should be provided beforehand.

Because of these restrictions, observations made and samples taken are assumed to be representative of the whole. However, it cannot be guaranteed that all areas of the building are similar and therefore any installations and locations that are either opened through small holes or not intrusively opened at all should be treated with additional caution and further survey access gained if required.

Eton Environmental Group Ltd endeavoured to conduct the survey as thoroughly as possible within the remit and constraints as stated by the client. Where access restrictions are noted, it is strongly recommended that during the refurbishment works this report is used as a guide but not taken as definitive of ACMs in the building. Caution must be used when accessing any areas and if suspect materials are noted works should cease until further competent advice is sought.

It is strongly recommended that this report is used as a whole document. Use of individual sections e.g. plans or survey results table alone may lead to misinterpretation for which Eton Environmental Group Ltd cannot be held responsible. This report is a technical document in line with current legislation and guidance. Should clarification be required contact Eton Environmental Group Ltd.

Material & Priority Risk Assessments

Material Risk Assessment:

Material assessment scoring is not a requirement for refurbishment surveys. However, this report does contain material assessment scoring in case ACMs are to remain after refurbishment or management of ACMs is required until refurbishment is undertaken.

The material risk is determined by four parameters, which will assess the risk of fibre release from an ACM when subject to normal disturbance; product type, extent of damage or deterioration, surface treatment and asbestos type.
Each parameter is given a risk score: 3 = high, 2 = medium, 1 = low and 0 = very low.
The total material risk score is the sum total with materials with a score of 10 or more are regarded as having a high fibre release potential, between 7 and 9 a medium fibre release potential, 5 and 6 as a low fibre release potential. Scores of 4 or less are regarded as having a very low fibre release potential. Non-asbestos containing materials are not scored.
Based upon the material risk score, recommendations for control actions and management actions are derived to ensure areas of concern are made safe and remaining ACMs are suitably managed.

Priority Risk Assessment:

Priority risk scoring is undertaken only at the specific request of the client. The Control of Asbestos Regulations (CAR) 2012 requires the duty holder to assess the risks associated with the activities on the premises, additional to those considered within the material risk. Although the duty holder has a responsibility for the priority score, Eton Environmental Group Ltd may collect this information with assistance from the client.

Scores will be between 0 and 12 (10-12 high, 6-9 moderate, 3-5 low and 1-2 very low). Where the priority assessment has not been undertaken, these fields will be left blank for the duty holder to complete. Non-asbestos containing materials are not scored and the priority assessment fields do not appear for these materials.

Total Risk Scores:

The total risk scores are calculated by addition of the material & priority risk scores to give an indication of the relative risk of each ACM, total risk scores between 19-24 are high risk, scores between 13-18 are moderate risk, scores between 9-12 are low risk and scores below 9 are considered as very low risk. Where the priority assessment has not been undertaken, this field will be left blank for the duty holder to complete.

Recommendations:

Recommendations are made to the client based upon all factors including risk scoring. These recommendations fall into two categories, management actions and control actions. Control actions are used to describe actions that will have to be undertaken to the ACM directly and may require specialist treatment or works e.g. encapsulation, repair or removal.In a refurbishment survey report control actions will recommend removal of all materials unless removal is not reasonably practicable. Where removal is time consuming and resource-intensive and only involves removal of lower risk materials such as textured coatings containing asbestos, then removal may not be reasonably practicable.
Management actions are used to describe actions that should be undertaken that do not necessarily involve direct treatment to the ACM e.g. labelling of ACMs, regular inspection for damage/ deterioration, informing tenants/ staff/ contractors or isolation.

SECTION 4 - SURVEY RESULTS TABLE

The data contained within this table shows the known asbestos containing materials (ACMs) for this site as identified at the time of the survey.

The results were compiled by Eton Environmental Group Ltd in accordance with the Health and Safety Executive document HSG264, the Control of Asbestos Regulations (CAR) 2012 and our documented in-house quality procedures as accredited by UKAS to ISO17020.

The data shown may refer to historical data and information provided by the client. Eton Environmental Group Ltd cannot be held responsible for the accuracy of the data included where it is supplied by the client (including the interpretation of any supplied information).

The information in this survey report should be used to form the asbestos register which is a key component of the management plan. The survey report itself will generally not be the asbestos register. The asbestos register will be a simpler document and will not contain most of the information in the survey report, e.g. the bulk analysis results or survey site information.

Regulation 4 of the Control of Asbestos Regulations 2012 dictates that the duty holder should make a written record of the location and condition of known and presumed ACMs and keep the record up to date. This should include regular inspections of the known ACMs and the records updated accordingly. This information must be given to any persons liable to disturb ACMs (e.g. maintenance operatives).

Regulation 11 of the Control of Asbestos Regulations 2012 requires all employers to prevent the exposure of employees and contractors to asbestos as far as reasonably practicable.

The information within this register/ report is provided to the client and Eton Environmental Group Ltd cannot accept any responsibility for the interpretation or use of this data by any third party. Prior to any works in areas that may contain or conceal ACMs, professional advice from a competent organisation or person should be sought. It is strongly recommended that any remedial works to be undertaken to ACMs identified should be based upon a written specification, site visit and other relevant documentation of works and not solely on this report.

Actions listed in the table and MARs in appendix B indicate the following recommendations:

Action	Recommendation
Manage	Inform staff/ contractors, label, re-inspect on a regular basis as per asbestos management plan
Encapsulate	Paint with a suitable proprietary sealant by competent persons and manage as above
Enclose	Box in/ surround with rigid material e.g. timber board and manage as above
Remove	Removal to be undertaken by competent persons
Restrict Access	Take immediate steps to prevent exposure e.g. warning signs, locking rooms, informing staff/ contractors

The table below shows the known ACMs for this site as identified at the time of the survey. Areas of no access should be presumed to contain asbestos until proven otherwise. If this table is blank then no ACMs have been detected within the scope of the survey. Further details of actions recommended are in section 5.

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
67-69 High Street	External / Externals	0010	No access to high level areas including roof (3.5m+)		-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
67-69 High Street	Ground Floor / G.5	0009	Textile wrap Black Electrical cable	Textiles	Sealed	Good Condition	1lm	Usually inaccessible or unlikely to be disturbed	Presumed	Chrysotile	(4) Very low	-	Remove
67-69 High Street	Ground Floor / G.6	0012	Textile wrap Electrical cable	Textiles	Sealed	Good Condition	Unknown	Usually inaccessible or unlikely to be disturbed	Presumed	Chrysotile	(4) Very low	-	Remove
67-69 High Street	1st Floor / 1.03	0001	Board soffit in fireplace	Board	Sealed	Good Condition	1lm	Occasionally likely to be disturbed	Identified	Chrysotile	(4) Very low	-	Remove
67-69 High Street	1st Floor / 1.03	0002	Cistern wall	Resin	Composite	Good Condition	1no.	Usually inaccessible or unlikely to be disturbed	Identified	Amosite	(3) Very low	-	Remove

SECTION 5 - CONCLUSIONS AND ACTIONS

Asbestos Containing Materials and Specific Recommendations:

Eight samples were taken on site, two of which were confirmed to contain asbestos upon analysis. Two further assessments presumed asbestos.

General Recommendations:

This was a refurbishment survey to all areas

In those areas where exclusions were agreed, prior to any refurbishment further investigations may be required.

In the areas where the survey was undertaken with regard to refurbishment of the survey site area, the recommendation is that all asbestos containing materials are removed from site prior to refurbishment in compliance with the Control of Asbestos Regulations 2012.

The asbestos insulating board is a licensed asbestos product and its removal will require the services of a licensed asbestos contractor.

Removal of licensed asbestos materials may require a fourteen day notification period to the relevant enforcing authority prior to works being carried out.

Although the other asbestos materials are non-licensed asbestos products any work upon, or removal of, these materials will need to be done by competent persons and items removed disposing of as asbestos waste. Removal of non-licensed asbestos materials may require notification to the relevant enforcing authority prior to works being carried out.

It is also recommended that staff and contractors are made aware of the presence of all asbestos containing materials to prevent disturbance. This information should be provided to external contractors (e.g. plumbers) pre contract commencement or prior to their arrival on site. This will enable contractors to plan their work accordingly to reduce the risk of exposure to asbestos.

It should be noted that this report only forms part of an asbestos management plan and does not necessarily provide full compliance with regulation 4 of CAR 2012.

Further information can be obtained from the following asbestos related publications:

Regulations:

The Control of Asbestos Regulations 2012.

Approved Codes of Practice:

“Managing and working with asbestos” (L143) 2nd Ed. 2013

Guidance:

“Asbestos: The survey guide” (HSG264) 2nd Ed. 2012

“Asbestos: The analysts' guide for sampling, analysis and clearance procedures” (HSG248) 2005

“Asbestos: The licensed contractors' guide” (HSG247) 2006

“A comprehensive guide to managing asbestos in premises” (HSG227) 2004

“A short guide to managing asbestos in premises” (INDG223) rev. 5 2012

“Asbestos Essentials Task Manual” (HSG210) 4th Ed. 2018

The above documents are published by the Health and Safety Executive and are available from HSE Books, PO Box 1999, Sudbury, Suffolk CO10 2WA
And;
www.books.hse.gov.uk

The above list should not be considered exhaustive.

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SECTION 6 - LIMITATIONS OF SURVEY

This asbestos survey was undertaken in accordance with the requirements of HSE documents HSG264 “Asbestos: The survey guide” and HSG248 “Asbestos: The analysts guide for sampling, analysis and clearance procedures” and also Eton Environmental Group Ltd documented in house quality procedures as accredited by UKAS to ISO17020.

Part of the scope of a survey is to collect bulk samples from suspect ACMs found for analysis by a UKAS accredited laboratory to confirm or refute the surveyor’s judgement. If a material is found to contain asbestos other similar homogenous materials used in the same way within the building may be strongly presumed to contain asbestos. The number of samples taken is dependent on the homogeneity of the material but the number should be sufficient for the surveyor to make an assessment of whether asbestos is present or not.

When a sample cannot be taken but the surveyor suspects that asbestos is present within the material, two levels of presumption can be made: one where there is a strong presumption that the material does contain asbestos but a laboratory identification has not been undertaken to confirm this; and a default situation where it must be presumed to contain asbestos because there is insufficient evidence to suggest it is not an ACM.

It should be noted that whilst the surveyor makes every effort to locate all suspect ACMs as far as is reasonably practicable, it can not be guaranteed that all ACMs have been located. Some materials may be hidden within the fabric of the building may only come to light during refurbishment.

Where suspect ACMs are located during the survey it is not the policy of Eton Environmental Group Ltd to disturb this material in any way except to take a representative sample. If it is suspected that further ACMs may be hidden behind a suspect ACM non-licensed, NNLW or licensed asbestos works may be required to gain access. Eton Environmental Group Ltd can assist with further planning to gain access but this would be at additional cost.

Asbestos cement is a non-licensed asbestos material. Asbestos insulating board (AIB) is a licensed asbestos material. A competent, experienced surveyor will normally be able to visually identify most asbestos cement products. But, if visual identification is inconclusive, analysis will be needed to establish the asbestos type(s). If, after analysis of the asbestos types, there is still doubt about whether a material is an asbestos cement product, a water absorption measurement will be

needed, following the methodology set out at www.hse.gov.uk/asbestos/essentials/cement.htm to decide whether the material is asbestos cement.

All material extent figures are as accurate as reasonably practicable and therefore not necessarily definitive for the purpose of tendering for removal without further conformation if required. Plans/ drawings within this report are not to scale.

If, at the time of the survey, access was not possible to certain areas, these are noted on the assessment reports. Until such time that these areas are inspected they should be presumed to have asbestos containing materials for the purposes of the proposed refurbishment.

All reasonable efforts are made to locate ducts, cavities, voids, under-crofts etc as part of the survey. However, some of these areas may not come to light until after the survey has been completed e.g. because the information was not supplied prior to the survey.

This is a building survey only and does not include for any ground investigation outside of the footprint of the structure or structures surveyed or below the lowest level slab before the ground/ ground-bearing slab.

APPENDIX A - TABLE OF NON-ASBESTOS SAMPLES AND ASSESSMENTS

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
67-69 High Street	Ground Floor / G.1	0005	Textured coating to plasterboard ceiling	Textured Coating	-	-	2m²	-	Identified	No Asbestos Detected	
67-69 High Street	Ground Floor / G.2	0006	Textured coating To plasterboard Ceiling	Textured Coating	-	-	2m²	-	Strongly Presumed (005)	No Asbestos Detected	
67-69 High Street	Ground Floor / G.3	0007	Textured coating To plasterboard Ceiling	Textured Coating	-	-	3m²	-	Strongly Presumed (005)	No Asbestos Detected	
67-69 High Street	Ground Floor / G.3	0008	Stairnosing strips to steps	Well Bound Material	-	-	4lm	-	Identified	No Asbestos Detected	
67-69 High Street	Ground Floor / G.6	0011	Fibreboard beam casing	Board	-	-	2m²	-	Identified	No Asbestos Detected	
67-69 High Street	Ground Floor / G.7	0013	Textured coating to ceiling above suspended ceiling	Textured Coating	-	-	8m²	-	Identified	No Asbestos Detected	
67-69 High Street	Ground Floor / G.7	0014	Floor tiles to floor	Thermoplastic Tiles	-	-	10m²	-	Identified	No Asbestos Detected	
67-69 High Street	Ground Floor / G.8	0015	Floor tiles To floor	Thermoplastic Tiles	-	-	<1m²	-	Strongly Presumed (014)	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
67-69 High Street	Ground Floor / G.9	0016	Floor tiles To floor	Thermoplastic Tiles	-	-	1m²	-	Strongly Presumed (014)	No Asbestos Detected	
67-69 High Street	2nd Floor / 2.04	0003	Textured coating to lath and plaster ceiling	Textured Coating	-	-	5m²	-	Identified	No Asbestos Detected	
67-69 High Street	2nd Floor / 2.09	0004	Textured coating To lath and plaster ceiling	Textured Coating	-	-	1m²	-	Strongly Presumed (003)	No Asbestos Detected	

APPENDIX B - MATERIAL ASSESSMENT RECORDS

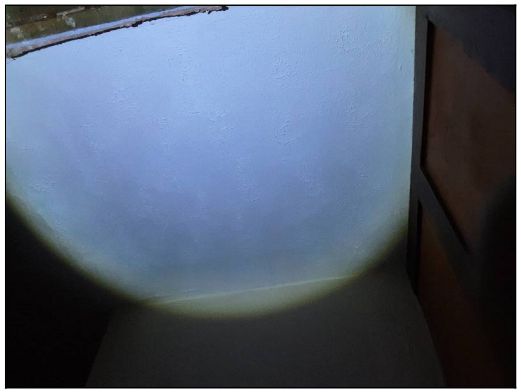
Assessment details				Comments	Photograph
Building	67-69 High Street	**Floor/ room**	1st Floor / 1.03		
Assessment no.	0001	**Accessibility**	Occasionally likely to be disturbed		
Material Risk					
Identification	Sampled	**Condition**	Good Condition		
Extent	1lm	**Asbestos Type**	Chrysotile		
Location/ position	Board soffit in fireplace				
Surface treatment	Sealed				
Product type	Board				
Material risk	Very low	**Material risk score**	4		
Action	Remove				

Priority Risk					
Normal occupant activity			**No. occupants**		
			Frequency of use		
Location			**Average time each use**		
Accessibility			**Mean score**		
Extent/amount					
Mean score			**Priority risk score**		
Type of maintenance activity			**Total risk score**		
Frequency of maintenance activity					
Mean score					

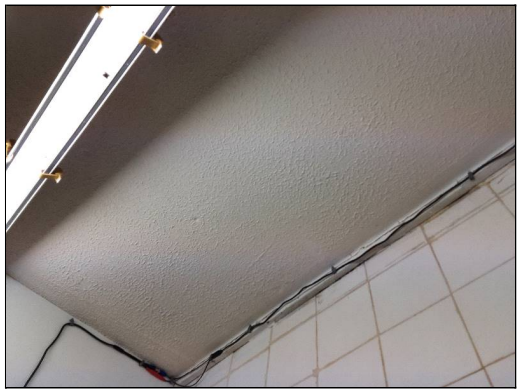
Assessment details				Comments	Photograph
Building	67-69 High Street	Floor/ room	1st Floor / 1.03		
Assessment no.	0002	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Sampled	Condition	Good Condition		
Extent	1no.	Asbestos Type	Amosite		
Location/ position	Cistern wall				
Surface treatment	Composite				
Product type	Well Bound Material				
Material risk	Very low	Material risk score	3		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

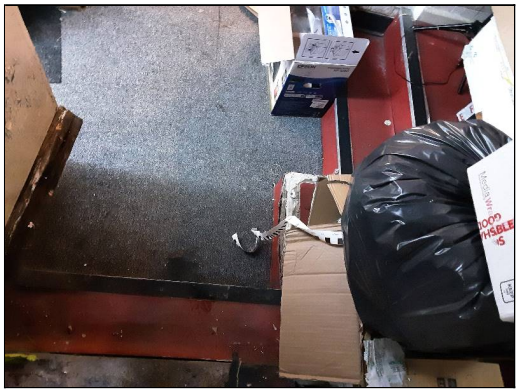
Assessment details				Comments	Photograph
Building	67-69 High Street	**Floor/ room**	2nd Floor / 2.04		
Assessment no.	0003	**Accessibility**			
Material Risk					
Identification	Sampled	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to lath and plaster ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

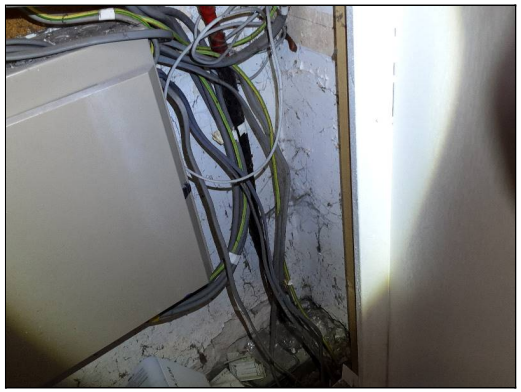
Assessment details				Comments	Photograph
Building	67-69 High Street	**Floor/ room**	2nd Floor / 2.09		
Assessment no.	0004	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (003)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating To lath and plaster ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	67-69 High Street	**Floor/ room**	Ground Floor / G.1		
Assessment no.	0005	**Accessibility**			
Material Risk					
Identification	Sampled	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to plasterboard ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	67-69 High Street	**Floor/ room**	Ground Floor / G.2		
Assessment no.	0006	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (005)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating To plasterboard Ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

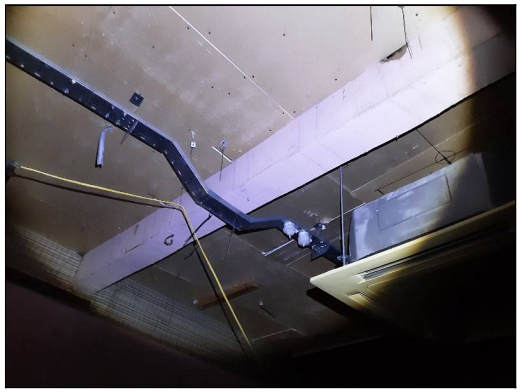
Assessment details				Comments	Photograph
Building	67-69 High Street	**Floor/ room**	Ground Floor / G.3		
Assessment no.	0007	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (005)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating To plasterboard Ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	67-69 High Street	**Floor/ room**	Ground Floor / G.3		
Assessment no.	0008	**Accessibility**			
Material Risk					
Identification	Sampled	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Stairnosing strips to steps				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	67-69 High Street	Floor/ room	Ground Floor / G.5		
Assessment no.	0009	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Presumed	Condition	Good Condition		
Extent	1lm	Asbestos Type	Chrysotile		
Location/ position	Textile wrap Black Electrical cable				
Surface treatment	Sealed				
Product type	Textiles				
Material risk	Very low	Material risk score	4		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

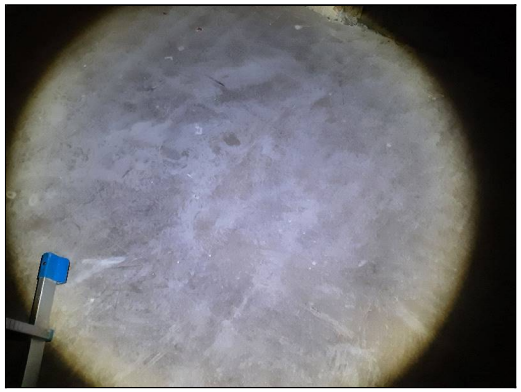
Assessment details				Comments	Photograph
Building	67-69 High Street	**Floor/ room**	External / Externals	No access to high level areas including roof (3.5m+) - high level access required	
Assessment no.	0010	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access to high level areas including roof (3.5m+)				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

Assessment details				Comments	Photograph
Building	67-69 High Street	**Floor/ room**	Ground Floor / G.6		
Assessment no.	0011	**Accessibility**			
Material Risk					
Identification	Sampled	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Fibreboard beam casing				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	67-69 High Street	Floor/ room	Ground Floor / G.6	Goes under floor	
Assessment no.	0012	Accessibility	Usually inaccessible or unlikely to be disturbed		
Material Risk					
Identification	Presumed	Condition	Good Condition		
Extent	Unknown	Asbestos Type	Chrysotile		
Location/ position	Textile wrap Electrical cable				
Surface treatment	Sealed				
Product type	Textiles				
Material risk	Very low	Material risk score	4		
Action	Remove				

Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	67-69 High Street	**Floor/ room**	Ground Floor / G.7		
Assessment no.	0013	**Accessibility**			
Material Risk					
Identification	Sampled	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Textured coating to ceiling above suspended ceiling				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	67-69 High Street	**Floor/ room**	Ground Floor / G.7		
Assessment no.	0014	**Accessibility**			
Material Risk					
Identification	Sampled	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Floor tiles to floor				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	67-69 High Street	**Floor/ room**	Ground Floor / G.8		
Assessment no.	0015	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (014)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Floor tiles To floor				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	67-69 High Street	**Floor/ room**	Ground Floor / G.9		
Assessment no.	0016	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (014)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Floor tiles To floor				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

APPENDIX C - CERTIFICATES OF BULK SAMPLE ANALYSIS

ETON
ENVIRONMENTAL GROUP LTD

Analysis Report

Report Number: **J074681**

Issue Date: 12/02/2024

Private & Confidential:
Carter Jonas (Bristol)
St. Catherine's Court
Berkeley Place
Bristol
BS8 1BQ

Premises of Sample Origin:
67-69 High Street
Weston-super-Mare
BS23 1HD

Analyst: Widlyne Pean

Sampled by: Josh Murray

Date of Sample Receipt: 09/02/2024

Date of Analysis: 12/02/2024

Assessment No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
1	GL000889	Board soffit in fireplace	Chrysotile
2	GL000890	Cistern wall	Amosite
3	GL000891	Textured coating to lath and plaster ceiling	NAD
5	GL000892	Textured coating to plasterboard ceiling	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

NAD = No Asbestos Detected In Sample

Authorised Signatory:
Andrew Graham
Quality Manager

UKAS TESTING
2734

Laboratory, Eton Environmental Group Ltd, Unit 1, Trinity Court, Faverdale, Darlington, DL3 0PH
Tel: 01325 366886 Fax:01325 366914 Website www.etongroup.co.uk
Registered No. 5145774 Registered Office: 1 Trinity Court, Faverdale, Darlington DL3 0PH

ETON
ENVIRONMENTAL GROUP LTD

Analysis Report

Report Number: **J074681**

Issue Date: 12/02/2024

Private & Confidential:
Carter Jonas (Bristol)
St. Catherine's Court
Berkeley Place
Bristol
BS8 1BQ

Premises of Sample Origin:
67-69 High Street
Weston-super-Mare
BS23 1HD

Analyst: Widlyne Pean

Sampled by: Josh Murray

Date of Sample Receipt: 09/02/2024

Date of Analysis: 12/02/2024

Assessment No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
8	GL000893	Stairnosing strips to steps	NAD
11	GL000894	Fibreboard beam casing	NAD
13	GL000895	Textured coating to ceiling above suspended ceiling	NAD
14	GL000896	Floor tiles to floor	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

NAD = No Asbestos Detected In Sample

Authorised Signatory:
Andrew Graham
Quality Manager

UKAS TESTING
2734

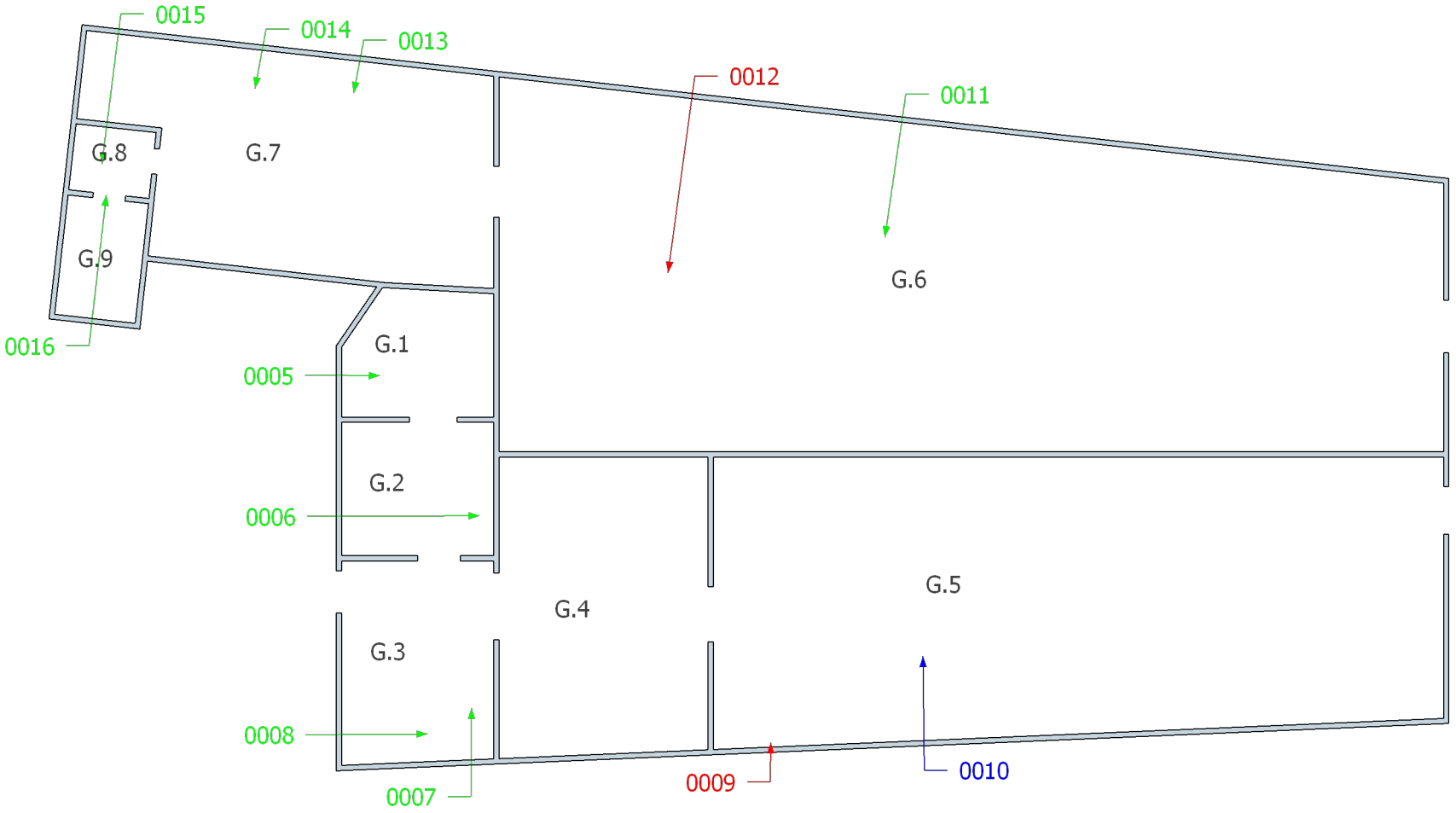
Laboratory, Eton Environmental Group Ltd, Unit 1, Trinity Court, Faverdale, Darlington, DL3 0PH
Tel: 01325 366886 Fax:01325 366914 Website www.etongroup.co.uk
Registered No. 5145774 Registered Office: 1 Trinity Court, Faverdale, Darlington DL3 0PH

APPENDIX D - GENERAL OBSERVATIONS

Building	Room no.	Description	Comments
67-69 High Street	Externals	External – Externals	Part rendered solid walls, timber framed doors and windows, metal and plastic rainwater goods, timber fascia's, solid/timber window sills, plastic wastepipes, metal roller shutters, modern flat felt roofs, lead flashing, pitched corrugated metal roof, plastic/metal vents, modern store signage.
67-69 High Street	G.1	Ground Floor – G.1	Textured coated plasterboard ceiling, ceramic tiles fitted to walls, plasterboard wall, timber framed door, modern W.C fittings, modern vinyl flooring fitted to floor.
67-69 High Street	G.2	Ground Floor – G.2	Textured coated plasterboard ceiling, ceramic tiles fitted to walls, plasterboard wall, timber framed door, carpet to solid floor, timber framed windows with timber sill, modern timber kitchen units with metal and plastic pipework.
67-69 High Street	G.3	Ground Floor – G.3	Textured coated plasterboard ceiling, pitched timber ceiling, ceramic tiles fitted to walls, timber framed door, carpet to solid floor, modern vinyl flooring to solid steps with stair nosing strips.
67-69 High Street	G.4	Ground Floor – G.4	Plasterboard ceiling with plaster coving, suspended MMMF ceiling tiles, timber framed door, timber and solid walls, carpet to fitted modern vinyl flooring to timber floor.
67-69 High Street	G.5	Ground Floor – G.5	Suspended MMMF ceiling tiles to lath and plaster and plasterboard ceilings with plaster coving, timber framed door, modern fitted wall cladding, timber skirting, metal framed windows and doors, carpet tiles to timber floor, solid walls, timber boxing, modern electrics.
67-69 High Street	G.6	Ground Floor – G.6	Plasterboard and lath and plaster ceilings, timber beams and fitted beam casings, fiberboard beam casing, metal roller shutter, timber framed doors, solid/timber/plasterboard walls, metal wastepipe, modern electrics, steel beam, metal cable trays, foam insulated copper pipework, modern AHU, timber floor.
67-69 High Street	G.7	Ground Floor – G.7	Suspended MMMF ceiling tiles to textured coated plasterboard and lath and plaster ceilings above, solid and plasterboard walls, timber framed doors, timber skirting, timber framed window, modern ventilation, floor tiles to solid floor, steel lintel.
67-69 High Street	G.8	Ground Floor – G.8	Fitted plasterboard ceiling, solid and plasterboard walls, floor tiles to solid floor, timber framed doors, timber skirting, modern ceramic sink with metal and plastic pipework.
67-69 High Street	G.9	Ground Floor – G.9	Fitted plasterboard ceiling, solid walls, floor tiles to solid floor, timber framed door, timber skirting, modern W.C fittings with metal and plastic pipework.

67-69 High Street	1.01	1st Floor – 1.01	Woodchip papered plasterboard ceiling with plaster coving, solid and plasterboard walls, timber framed windows, timber skirting, carpet timber floor, timber steps with modern stair nosing strips.
67-69 High Street	1.02	1st Floor – 1.02	Woodchip papered plasterboard ceiling with plaster coving, solid and plasterboard walls, timber framed windows, timber skirting, modern flooring to timber floor, timber steps with modern stair nosing strips, timber columns, timber framed doors.
67-69 High Street	1.03	1st Floor – 1.03	Plasterboard ceiling, part ceramic tiled solid and plasterboard walls, timber framed, timber framed windows, timber floor, metal and plastic pipework, modern ventilation.
67-69 High Street	1.04	1st Floor – 1.04	Plasterboard ceilings, solid walls, timber framed doors, modern vinyl flooring to timber floor, timber staircase, timber windows and sills, solid floor at bottom of stairs.
67-69 High Street	2.01	2nd Floor – 2.01	Woodchip papered lath and plaster ceiling, timber framed door, timber skirting, solid/plasterboard and lath and plaster walls, timber framed windows, timber floorboards.
67-69 High Street	2.02	2nd Floor – 2.02	Woodchip papered lath and plaster ceiling, suspended plasterboard fitted ceiling, timber framed door, timber skirting, solid/plasterboard and lath and plaster walls, timber framed windows, timber floorboards.
67-69 High Street	2.03	2nd Floor – 2.03	Woodchip papered lath and plaster ceiling, timber framed door, timber skirting, solid/plasterboard and lath and plaster walls, timber floorboards.
67-69 High Street	2.04	2nd Floor – 2.04	Textured coated lath and plaster ceiling, timber framed doors and windows, timber skirting, timber floorboards, solid/timber/plasterboard walls, modern electrics.
67-69 High Street	2.05	2nd Floor – 2.05	Lath and plaster ceiling, timber beams, timber framed door and windows, timber/solid and plasterboard walls, modern vinyl flooring to timber staircase with rubber nosing strips.
67-69 High Street	2.06	2nd Floor – 2.06	Woodchip papered lath and plaster ceiling, timber framed doors, timber skirting, timber framed windows and sill, solid/plasterboard and lath and plaster walls, foam insulated copper water cylinder with unlagged copper pipework, part modern vinyl flooring to timber floorboards, modern W.C fittings.
67-69 High Street	2.07	2nd Floor – 2.07	Woodchip papered lath and plaster ceiling, timber framed door, timber skirting, timber framed windows and sill, solid/plasterboard walls, timber floorboards, modern wastepipe.
67-69 High Street	2.08	2nd Floor – 2.08	Woodchip papered lath and plaster ceiling, timber framed windows with ceramic tiled sill, part ceramic tiled solid and plasterboard walls, timber framed door, timber skirting, timber raised floor to timber floor below, modern W.C and bath fittings, metal and plastic pipework.

67-69 High Street	2.09	2nd Floor – 2.09	Textured coated and woodchip papered lath and plaster ceiling, timber floorboards, timber framed doors, timber skirting, timber/solid and plasterboard walls.



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

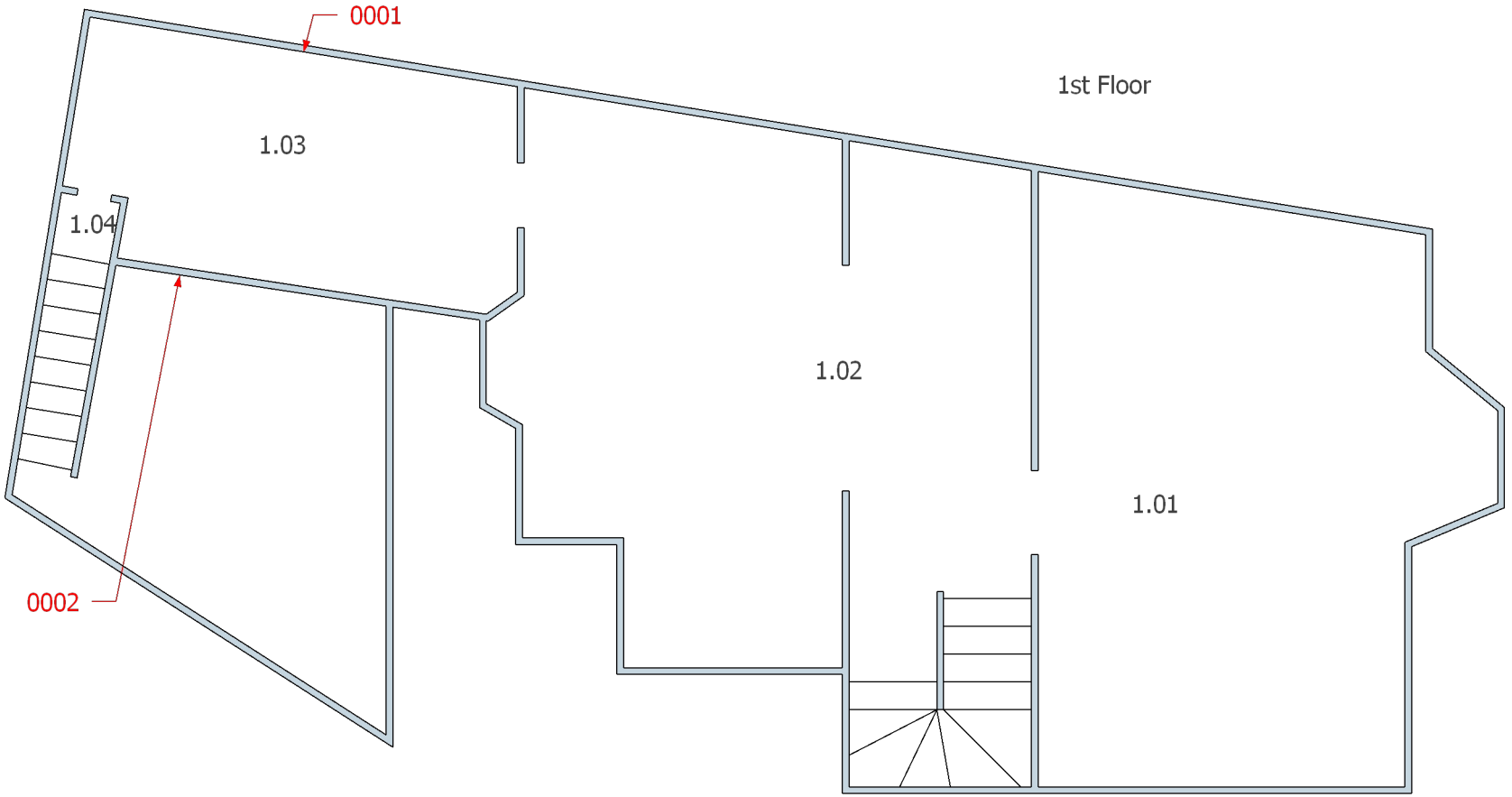
Survey reference:
J74681

Survey date:
February 2024

Building:
Main

Floor:
Ground

Site address:
67-69 High Street,
Weston-super-Mare,
BS23 1HD



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

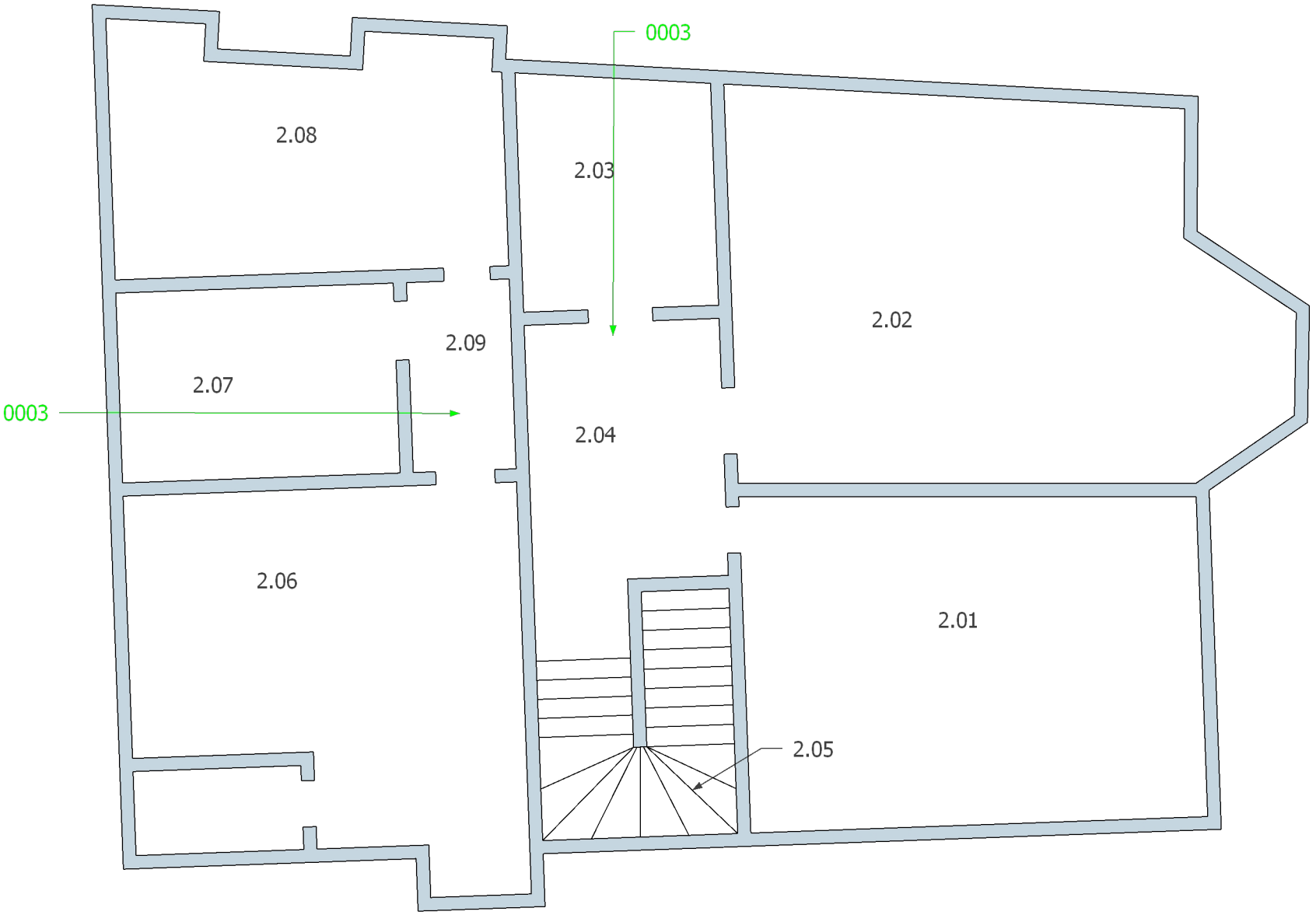
Survey reference:
J74681

Survey date:
February 2024

Building:
Main

Floor:
First

Site address:
67-69 High Street,
Weston-super-Mare,
BS23 1HD



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

Survey reference:
J74681

Survey date:
February 2024

Building:
Main

Floor:
Second

Site address:
67-69 High Street,
Weston-super-Mare,
BS23 1HD

End of report

REFURBISHMENT SURVEY FOR ASBESTOS-CONTAINING MATERIALS

CLIENT: Carter Jonas (Bristol)

SITE: 73 High Street, Weston-super-Mare,BS23 1HD

Job number	J074680
Number of high risk materials	0
Number of medium risk materials	0
Number of low/ very low risk materials	1

Issue	Date	Status
1	19/02/2024	Issued

Eton Environmental Group Ltd Unit 1, Trinity Court, Faverdale, Darlington, DL3 0PH tel: 01325 366886 Fax: 01325 366914
info@etongroup.co.uk

Registered office: Eton Environmental Group Ltd, 1 Trinity Court, Faverdale, Darlington DL3 0PH No. 05145774

SECTION 1 - EXECUTIVE SUMMARY

TYPE OF SURVEY: Refurbishment

SCOPE & EXTENT OF SURVEY: All areas of the building

Locations of asbestos containing materials (ACMs) and actions

Action	Floor/ room
Manage	None recorded
Encapsulate	None recorded
Enclose	None recorded
Remove	73 High Street / 2nd Floor / 2.02 - Cistern
Restrict Access	None recorded
Inspect Prior to Disturbance	None recorded
Restrict access and remove	None recorded

Areas where no access recorded

Floor/ room
73 High Street/External/Externals – No access to high level areas including roof (3.5m+) - high level access required
73 High Street/Ground Floor/G.05 – No access to electrics throughout - live services

SECTION 2 - INTRODUCTION

The purpose of the survey is to assist duty holders in managing asbestos within premises. The survey is to provide sufficient information for an asbestos register and allow for the planning of removal of all ACMs as far as reasonably practicable from the premises prior to refurbishment.

In most cases the survey will have two main aims:

- it must as far as reasonably practicable locate and record the location, extent and product type of any presumed or known ACMs;
- it should determine and record the asbestos type, either by collecting representative samples of suspect materials for laboratory identification, or by making a presumption based on the product type and its appearance etc.

SITE DETAILS

Site description, age and construction
The site is a commercial building with an estimated construction date of the 1900's. Externally the building is constructed of part rendered solid walls, a modern felt flat roof and metal wastepipes. Internally the building is lined with plasterboard and suspended MMMF ceilings, solid and plasterboard walls, timber framed doors and a variety of different floor coverings throughout.

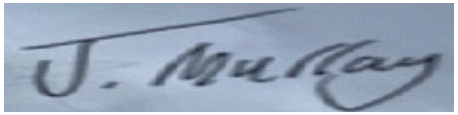
Use and occupation of site
The site is in use as a commercial building and was occupied at the time of survey.

Scope of survey
This survey report covers all areas of the building. These areas are those shown on the attached plans. The areas surveyed were at the direction of the client.

SECTION 3 - GENERAL SITE INFORMATION

Survey information	
Client	Carter Jonas (Bristol)
Client address	St. Catherine's Court, Berkeley Place, Bristol,BS8 1BQ
Client Contact	Jessica Harding
Site address	73 High Street, Weston-super-Mare,BS23 1HD
Type of Survey	Refurbishment Survey
Survey Start Date	5 Feb 2024
Survey End Date	9 Feb 2024
Surveyor/s	Josh Murray
Job number	J074680

Report index	
Section 1	Executive summary
Section 2	Introduction
Section 3	General site information
Section 4	Survey results table
Section 5	Conclusions and actions
Section 6	Limitations of survey
Appendix A	Non-asbestos samples and assessments
Appendix B	Material assessment records & photographs
Appendix C	Certificates of bulk sample analysis
Appendix D	Sample/ assessment location plans
Appendix E	General observations

Report prepared by			
Josh Murray	Surveyor		19 Feb 2024

Report verified by			
Michael Stewart	Technical Reviewer		19 Feb 2024

Eton Environmental Group Ltd were instructed to undertake a survey for asbestos containing materials at these premises in accordance with the instructions received from the client. The scope of the survey is summarised below, and is in accordance with HSE document HSG264 “Asbestos: The survey guide” and our documented in-house quality system as accredited by UKAS to ISO17020.

SURVEY INSTRUCTIONS

Survey type instructed	Refurbishment Survey
Included areas	All areas of the building were included in this survey.
Excluded areas	N/A

Agreed exclusions, inaccessible areas and any variations from the method

In accordance with the PSQ J074680 authorised on 02/02/2024

In the parts of the building covered by the scope of the refurbishment survey, restrictions were put in place at the specific request of the client.

Because of these restrictions, surface damage could only be made throughout during this survey.

If any refurbishment works may disturb these other installations, survey access should be provided beforehand.

Because of these restrictions, observations made and samples taken are assumed to be representative of the whole. However, it cannot be guaranteed that all areas of the building are similar and therefore any installations and locations that are either opened through small holes or not intrusively opened at all should be treated with additional caution and further survey access gained if required.

Eton Environmental Group Ltd endeavoured to conduct the survey as thoroughly as possible within the remit and constraints as stated by the client. Where access restrictions are noted, it is strongly recommended that during the refurbishment works this report is used as a guide but not taken as definitive of ACMs in the building. Caution must be used when accessing any areas and if suspect materials are noted works should cease until further competent advice is sought.

It is strongly recommended that this report is used as a whole document. Use of individual sections e.g. plans or survey results table alone may lead to misinterpretation for which Eton Environmental Group Ltd cannot be held responsible. This report is a technical document in line with current legislation and guidance. Should clarification be required contact Eton Environmental Group Ltd.

Material & Priority Risk Assessments

Material Risk Assessment:

Material assessment scoring is not a requirement for refurbishment surveys. However, this report does contain material assessment scoring in case ACMs are to remain after refurbishment or management of ACMs is required until refurbishment is undertaken.

The material risk is determined by four parameters, which will assess the risk of fibre release from an ACM when subject to normal disturbance; product type, extent of damage or deterioration, surface treatment and asbestos type.
Each parameter is given a risk score: 3 = high, 2 = medium, 1 = low and 0 = very low.
The total material risk score is the sum total with materials with a score of 10 or more are regarded as having a high fibre release potential, between 7 and 9 a medium fibre release potential, 5 and 6 as a low fibre release potential. Scores of 4 or less are regarded as having a very low fibre release potential. Non-asbestos containing materials are not scored.
Based upon the material risk score, recommendations for control actions and management actions are derived to ensure areas of concern are made safe and remaining ACMs are suitably managed.

Priority Risk Assessment:

Priority risk scoring is undertaken only at the specific request of the client. The Control of Asbestos Regulations (CAR) 2012 requires the duty holder to assess the risks associated with the activities on the premises, additional to those considered within the material risk. Although the duty holder has a responsibility for the priority score, Eton Environmental Group Ltd may collect this information with assistance from the client.

Scores will be between 0 and 12 (10-12 high, 6-9 moderate, 3-5 low and 1-2 very low). Where the priority assessment has not been undertaken, these fields will be left blank for the duty holder to complete. Non-asbestos containing materials are not scored and the priority assessment fields do not appear for these materials.

Total Risk Scores:

The total risk scores are calculated by addition of the material & priority risk scores to give an indication of the relative risk of each ACM, total risk scores between 19-24 are high risk, scores between 13-18 are moderate risk, scores between 9-12 are low risk and scores below 9 are considered as very low risk. Where the priority assessment has not been undertaken, this field will be left blank for the duty holder to complete.

Recommendations:

Recommendations are made to the client based upon all factors including risk scoring. These recommendations fall into two categories, management actions and control actions. Control actions are used to describe actions that will have to be undertaken to the ACM directly and may require specialist treatment or works e.g. encapsulation, repair or removal.In a refurbishment survey report control actions will recommend removal of all materials unless removal is not reasonably practicable. Where removal is time consuming and resource-intensive and only involves removal of lower risk materials such as textured coatings containing asbestos, then removal may not be reasonably practicable.
Management actions are used to describe actions that should be undertaken that do not necessarily involve direct treatment to the ACM e.g. labelling of ACMs, regular inspection for damage/ deterioration, informing tenants/ staff/ contractors or isolation.

SECTION 4 - SURVEY RESULTS TABLE

The data contained within this table shows the known asbestos containing materials (ACMs) for this site as identified at the time of the survey.

The results were compiled by Eton Environmental Group Ltd in accordance with the Health and Safety Executive document HSG264, the Control of Asbestos Regulations (CAR) 2012 and our documented in-house quality procedures as accredited by UKAS to ISO17020.

The data shown may refer to historical data and information provided by the client. Eton Environmental Group Ltd cannot be held responsible for the accuracy of the data included where it is supplied by the client (including the interpretation of any supplied information).

The information in this survey report should be used to form the asbestos register which is a key component of the management plan. The survey report itself will generally not be the asbestos register. The asbestos register will be a simpler document and will not contain most of the information in the survey report, e.g. the bulk analysis results or survey site information.

Regulation 4 of the Control of Asbestos Regulations 2012 dictates that the duty holder should make a written record of the location and condition of known and presumed ACMs and keep the record up to date. This should include regular inspections of the known ACMs and the records updated accordingly. This information must be given to any persons liable to disturb ACMs (e.g. maintenance operatives).

Regulation 11 of the Control of Asbestos Regulations 2012 requires all employers to prevent the exposure of employees and contractors to asbestos as far as reasonably practicable.

The information within this register/ report is provided to the client and Eton Environmental Group Ltd cannot accept any responsibility for the interpretation or use of this data by any third party. Prior to any works in areas that may contain or conceal ACMs, professional advice from a competent organisation or person should be sought. It is strongly recommended that any remedial works to be undertaken to ACMs identified should be based upon a written specification, site visit and other relevant documentation of works and not solely on this report.

Actions listed in the table and MARs in appendix B indicate the following recommendations:

Action	Recommendation
Manage	Inform staff/ contractors, label, re-inspect on a regular basis as per asbestos management plan
Encapsulate	Paint with a suitable proprietary sealant by competent persons and manage as above
Enclose	Box in/ surround with rigid material e.g. timber board and manage as above
Remove	Removal to be undertaken by competent persons
Restrict Access	Take immediate steps to prevent exposure e.g. warning signs, locking rooms, informing staff/ contractors

The table below shows the known ACMs for this site as identified at the time of the survey. Areas of no access should be presumed to contain asbestos until proven otherwise. If this table is blank then no ACMs have been detected within the scope of the survey. Further details of actions recommended are in section 5.

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Material risk	Priority risk	Action
73 High Street	External / Externals	0014	No access to high level areas including roof (3.5m+)		-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
73 High Street	Ground Floor / G.05	0013	No access to electrics throughout		-	-	-	-	Inaccessible (Presumed)	n/a	-	-	Inspect Prior to Disturbance
73 High Street	2nd Floor / 2.02	0001	Cistern wall	Well Bound Material	Composite	Good Condition	1no.	Occasionally likely to be disturbed	Identified	Amosite	(3) Very low	-	Remove

SECTION 5 - CONCLUSIONS AND ACTIONS

Asbestos Containing Materials and Specific Recommendations:

Five samples were taken on site, one of which was confirmed to contain asbestos upon analysis.

General Recommendations:

This was a refurbishment survey to all areas.

In those areas where exclusions were agreed, prior to any refurbishment further investigations may be required.

In the areas where the survey was undertaken with regard to refurbishment of the survey site area, the recommendation is that all asbestos containing materials are removed from site prior to refurbishment in compliance with the Control of Asbestos Regulations 2012.

Although the asbestos material is a non-licensed asbestos product any work upon, or removal of, the material will need to be done by competent persons and items removed disposing of as asbestos waste. Removal of non-licensed asbestos materials may require notification to the relevant enforcing authority prior to works being carried out.

It is also recommended that staff and contractors are made aware of the presence of all asbestos containing materials to prevent disturbance. This information should be provided to external contractors (e.g. plumbers) pre contract commencement or prior to their arrival on site. This will enable contractors to plan their work accordingly to reduce the risk of exposure to asbestos.

It should be noted that this report only forms part of an asbestos management plan and does not necessarily provide full compliance with regulation 4 of CAR 2012.

Further information can be obtained from the following asbestos related publications:

Regulations:

The Control of Asbestos Regulations 2012.

Approved Codes of Practice:

“Managing and working with asbestos” (L143) 2nd Ed. 2013

Guidance:

“Asbestos: The survey guide” (HSG264) 2nd Ed. 2012

“Asbestos: The analysts' guide for sampling, analysis and clearance procedures” (HSG248) 2005

“Asbestos: The licensed contractors' guide” (HSG247) 2006

“A comprehensive guide to managing asbestos in premises” (HSG227) 2004

“A short guide to managing asbestos in premises” (INDG223) rev. 5 2012

“Asbestos Essentials Task Manual” (HSG210) 4th Ed. 2018

The above documents are published by the Health and Safety Executive and are available from HSE Books, PO Box 1999, Sudbury, Suffolk CO10 2WA
And;
www.books.hse.gov.uk

The above list should not be considered exhaustive.

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SECTION 6 - LIMITATIONS OF SURVEY

This asbestos survey was undertaken in accordance with the requirements of HSE documents HSG264 “Asbestos: The survey guide” and HSG248 “Asbestos: The analysts guide for sampling, analysis and clearance procedures” and also Eton Environmental Group Ltd documented in house quality procedures as accredited by UKAS to ISO17020.

Part of the scope of a survey is to collect bulk samples from suspect ACMs found for analysis by a UKAS accredited laboratory to confirm or refute the surveyor’s judgement. If a material is found to contain asbestos other similar homogenous materials used in the same way within the building may be strongly presumed to contain asbestos. The number of samples taken is dependent on the homogeneity of the material but the number should be sufficient for the surveyor to make an assessment of whether asbestos is present or not.

When a sample cannot be taken but the surveyor suspects that asbestos is present within the material, two levels of presumption can be made: one where there is a strong presumption that the material does contain asbestos but a laboratory identification has not been undertaken to confirm this; and a default situation where it must be presumed to contain asbestos because there is insufficient evidence to suggest it is not an ACM.

It should be noted that whilst the surveyor makes every effort to locate all suspect ACMs as far as is reasonably practicable, it can not be guaranteed that all ACMs have been located. Some materials may be hidden within the fabric of the building may only come to light during refurbishment.

Where suspect ACMs are located during the survey it is not the policy of Eton Environmental Group Ltd to disturb this material in any way except to take a representative sample. If it is suspected that further ACMs may be hidden behind a suspect ACM non-licensed, NNLW or licensed asbestos works may be required to gain access. Eton Environmental Group Ltd can assist with further planning to gain access but this would be at additional cost.

Asbestos cement is a non-licensed asbestos material. Asbestos insulating board (AIB) is a licensed asbestos material. A competent, experienced surveyor will normally be able to visually identify most asbestos cement products. But, if visual identification is inconclusive, analysis will be needed to establish the asbestos type(s). If, after analysis of the asbestos types, there is still doubt about whether a material is an asbestos cement product, a water absorption measurement will be

needed, following the methodology set out at www.hse.gov.uk/asbestos/essentials/cement.htm to decide whether the material is asbestos cement.

All material extent figures are as accurate as reasonably practicable and therefore not necessarily definitive for the purpose of tendering for removal without further conformation if required. Plans/ drawings within this report are not to scale.

If, at the time of the survey, access was not possible to certain areas, these are noted on the assessment reports. Until such time that these areas are inspected they should be presumed to have asbestos containing materials for the purposes of the proposed refurbishment.

All reasonable efforts are made to locate ducts, cavities, voids, under-crofts etc as part of the survey. However, some of these areas may not come to light until after the survey has been completed e.g. because the information was not supplied prior to the survey.

This is a building survey only and does not include for any ground investigation outside of the footprint of the structure or structures surveyed or below the lowest level slab before the ground/ ground-bearing slab.

APPENDIX A - TABLE OF NON-ASBESTOS SAMPLES AND ASSESSMENTS

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
73 High Street	Ground Floor / G.01	0005	Floor tiles to floor	Thermoplastic Tiles	-	-	7.5m²	-	Identified	No Asbestos Detected	
73 High Street	Ground Floor / G.01	0008	Bitumen adhesive Below floor tiles and screed	Bitumen	-	-	7.5m²	-	Strongly Presumed (007)	No Asbestos Detected	
73 High Street	Ground Floor / G.02	0006	Floor tiles To floor	Thermoplastic Tiles	-	-	10m²	-	Strongly Presumed (005)	No Asbestos Detected	
73 High Street	Ground Floor / G.02	0007	Bitumen adhesive below floor tiles and screed	Bitumen	-	-	10m²	-	Identified	No Asbestos Detected	
73 High Street	Ground Floor / G.03	0009	Floor tiles To floor	Thermoplastic Tiles	-	-	21m²	-	Strongly Presumed (005)	No Asbestos Detected	
73 High Street	Ground Floor / G.03	0010	Bitumen adhesive Below floor tiles and screed	Bitumen	-	-	21m²	-	Strongly Presumed (007)	No Asbestos Detected	
73 High Street	Ground Floor / G.04	0011	Floor tiles To floor	Thermoplastic Tiles	-	-	12m²	-	Strongly Presumed (005)	No Asbestos Detected	
73 High Street	Ground Floor / G.04	0012	Bitumen adhesive Below floor tiles and screed	Bitumen	-	-	12m²	-	Strongly Presumed (007)	No Asbestos Detected	

Building	Floor/ Room	Assessment Number	Location/ position	Product type	Surface treatment	Condition	Extent	Accessibility	Level of identification	Asbestos type	Comments
73 High Street	1st Floor / 1.01	0004	Stairnosing Steps and staircase	Well Bound Material	-	-	22lm	-	Strongly Presumed (003)	No Asbestos Detected	
73 High Street	2nd Floor / 2.05	0003	Stairnosing strips staircase	Well Bound Material	-	-	17lm	-	Identified	No Asbestos Detected	
73 High Street	2nd Floor / 2.06	0002	Acoustic pad under sink and drainer	Bitumen	-	-	2no.	-	Identified	No Asbestos Detected	

APPENDIX B - MATERIAL ASSESSMENT RECORDS

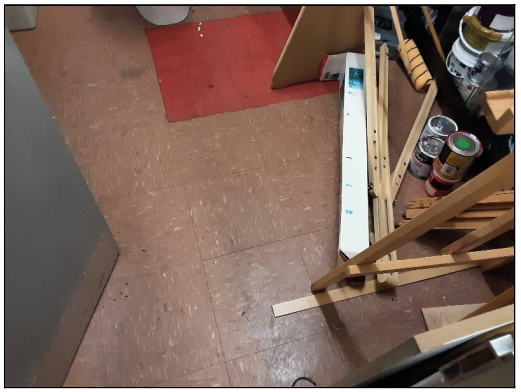
Assessment details				Comments	Photograph
Building	73 High Street	Floor/ room	2nd Floor / 2.02		
Assessment no.	0001	Accessibility	Occasionally likely to be disturbed		
Material Risk					
Identification	Sampled	Condition	Good Condition		
Extent	1no.	Asbestos Type	Amosite		
Location/ position	Cistern wall				
Surface treatment	Composite				
Product type	Well Bound Material				
Material risk	Very low	Material risk score	3		
Action	Remove				

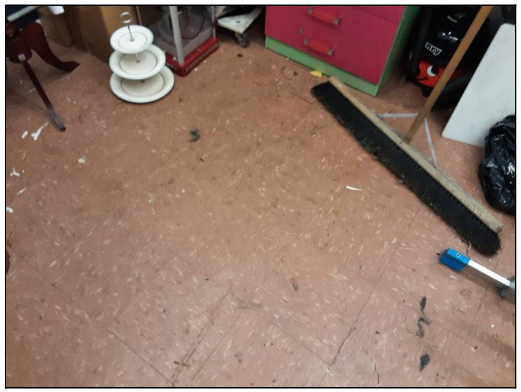
Priority Risk					
Normal occupant activity			No. occupants		
			Frequency of use		
Location			Average time each use		
Accessibility			Mean score		
Extent/amount					
Mean score			Priority risk score		
Type of maintenance activity			Total risk score		
Frequency of maintenance activity					
Mean score					

Assessment details				Comments	Photograph
Building	73 High Street	**Floor/ room**	2nd Floor / 2.06		
Assessment no.	0002	**Accessibility**			
Material Risk					
Identification	Sampled	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Acoustic pad under sink and drainer				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	73 High Street	**Floor/ room**	2nd Floor / 2.05		
Assessment no.	0003	**Accessibility**			
Material Risk					
Identification	Sampled	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Stairnosing strips staircase				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	73 High Street	**Floor/ room**	1st Floor / 1.01		
Assessment no.	0004	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (003)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Stairnosing Steps and staircase				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	73 High Street	**Floor/ room**	Ground Floor / G.01		
Assessment no.	0005	**Accessibility**			
Material Risk					
Identification	Sampled	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Floor tiles to floor				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	73 High Street	**Floor/ room**	Ground Floor / G.02		
Assessment no.	0006	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (005)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Floor tiles To floor				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	73 High Street	**Floor/ room**	Ground Floor / G.02		
Assessment no.	0007	**Accessibility**			
Material Risk					
Identification	Sampled	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen adhesive below floor tiles and screed				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

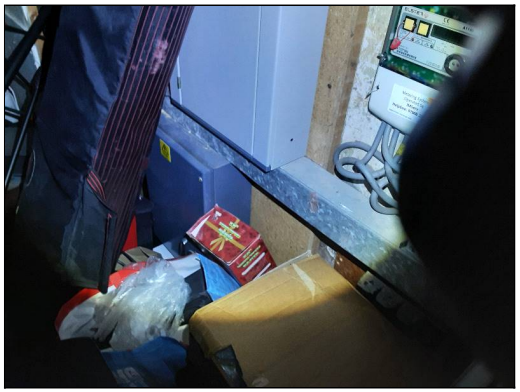
Assessment details				Comments	Photograph
Building	73 High Street	**Floor/ room**	Ground Floor / G.01		
Assessment no.	0008	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (007)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen adhesive Below floor tiles and screed				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	73 High Street	**Floor/ room**	Ground Floor / G.03		
Assessment no.	0009	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (005)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Floor tiles To floor				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	73 High Street	**Floor/ room**	Ground Floor / G.03		
Assessment no.	0010	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (007)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen adhesive Below floor tiles and screed				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	73 High Street	**Floor/ room**	Ground Floor / G.04		
Assessment no.	0011	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (005)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Floor tiles To floor				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	73 High Street	**Floor/ room**	Ground Floor / G.04		
Assessment no.	0012	**Accessibility**			
Material Risk					
Identification	Strongly Presumed (007)	**Condition**			
Extent		**Asbestos Type**	No Asbestos Detected		
Location/ position	Bitumen adhesive Below floor tiles and screed				
Surface treatment					
Product type	n/a				
Material risk		**Material risk score**			
Action	No further action required				

Assessment details				Comments	Photograph
Building	73 High Street	**Floor/ room**	Ground Floor / G.05	No access to electrics throughout - live services	
Assessment no.	0013	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access to electrics throughout				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

Assessment details				Comments	Photograph
Building	73 High Street	**Floor/ room**	External / Externals	No access to high level areas including roof (3.5m+) - high level access required	
Assessment no.	0014	**Accessibility**			
Material Risk					
Identification	Inaccessible (Presumed)	**Condition**	n/a		
Extent		**Asbestos Type**	n/a		
Location/ position	No access to high level areas including roof (3.5m+)				
Surface treatment	n/a				
Product type	n/a				
Material risk		**Material risk score**			
Action	Inspect Prior to Disturbance				

APPENDIX C - CERTIFICATES OF BULK SAMPLE ANALYSIS

ETON
ENVIRONMENTAL GROUP LTD

Analysis Report

Report Number: **J074680**

Issue Date: 13/02/2024

Private & Confidential:
Carter Jonas (Bristol)
St. Catherine's Court
Berkeley Place
Bristol
BS8 1BQ

Premises of Sample Origin:
73 High Street
Weston-super-Mare
BS23 1HD

Analyst: Widlyne Pean

Sampled by: Josh Murray

Date of Sample Receipt: 09/02/2024

Date of Analysis: 12/02/2024

Assessment No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
2	GL000883	Acoustic pad under sink and drainer	NAD
3	GL000884	Stairnosing strips staircase	NAD
1	GL000886	Cistern wall	Amosite
5	GL000887	Floor tiles to floor	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

NAD = No Asbestos Detected In Sample

Authorised Signatory:
Andrew Graham
Quality Manager

UKAS TESTING
2734

Laboratory, Eton Environmental Group Ltd, Unit 1, Trinity Court, Faverdale, Darlington, DL3 0PH
Tel: 01325 366886 Fax:01325 366914 Website www.etongroup.co.uk
Registered No. 5145774 Registered Office: 1 Trinity Court, Faverdale, Darlington DL3 0PH

ETON
ENVIRONMENTAL GROUP LTD

Analysis Report

Report Number: **J074680**

Issue Date: 13/02/2024

Private & Confidential:
Carter Jonas (Bristol)
St. Catherine's Court
Berkeley Place
Bristol
BS8 1BQ

Premises of Sample Origin:
73 High Street
Weston-super-Mare
BS23 1HD

Analyst: Widlyne Pean

Sampled by: Josh Murray

Date of Sample Receipt: 09/02/2024

Date of Analysis: 12/02/2024

Assessment No.	Lab Ref No.	SAMPLE LOCATION & DESCRIPTION	ASBESTOS FIBRE TYPE
7	GL000888	Bitumen adhesive below floor tiles and screed	NAD

Notes:
Method Statement: Testing was performed in accordance with the Quality Control Manual in-house method of Eton Environmental Group Ltd, based on the published method HSG248. These results only apply to the sample analysed. Eton Environmental Group Ltd cannot accept responsibility for any discrepancy or inaccuracy arising from collection, labelling or description of samples by a third party.

NAD = No Asbestos Detected In Sample

Authorised Signatory:
Andrew Graham
Quality Manager

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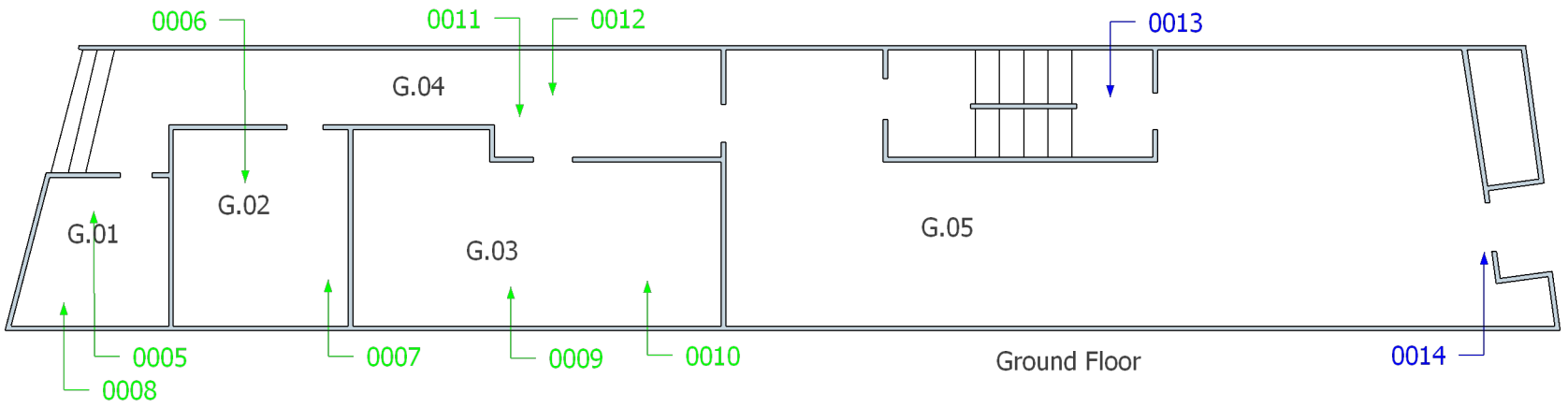
Tel: 01325 366886 Fax:01325 366914 Website www.etongroup.co.uk
Registered No. 5145774 Registered Office: 1 Trinity Court, Faverdale, Darlington DL3 0PH

APPENDIX D - GENERAL OBSERVATIONS

Building	Room no.	Description	Comments
73 High Street	Externals	External – Externals	Part rendered solid walls, metal wastepipes, timber/UPVC framed windows, lead flashing, timber framed doors, modern flat felt roof, brick chimneys, modern flat felt roof, metal vent.
73 High Street	G.01	Ground Floor – G.01	Suspended MMMF ceiling tiles to plasterboard ceiling above with plasterboard fitted beam casing, metal ventilation ducting with modern mastic, modern electrical cables, plastic pipework leading into plasterboard boxing, timber framed door, plastic skirting, plasterboard walls, modern W.C fittings, timber framed windows with ceramic tiled sill, floor tiles to floor.
73 High Street	G.02	Ground Floor – G.02	Suspended MMMF ceiling tiles to plasterboard ceiling above with plasterboard fitted beam casing, metal ventilation ducting with modern mastic, modern electrical cables, timber framed door, plastic skirting, solid and plasterboard walls, floor tiles to floor, plasterboard fitted boxing, modern timber kitchen units with metal and plastic pipework.
73 High Street	G.03	Ground Floor – G.03	Suspended plasterboard ceiling tiles to plasterboard ceiling above with plasterboard fitted beam casings, modern electrical cables, timber framed door, solid and plasterboard walls, carpet to floor tiles to floor, plasterboard fitted boxings.
73 High Street	G.04	Ground Floor – G.04	Suspended MMMF ceiling tiles to plasterboard ceiling above with plasterboard fitted beam casings, plastic pipework, metal wastepipe leading into plasterboard boxing, modern electrical cables, timber framed doors, solid and plasterboard walls, floor tiles to floor and steps with modern stair nosing strips, plasterboard fitted boxings, plastic skirting.
73 High Street	G.05	Ground Floor – G.05	Plasterboard ceiling with plasterboard fitted beam casings, metal cable trays with modern electrical cables, plastic pipework, timber framed doors, solid and plasterboard and timber walls, timber skirting, solid columns, timber framed windows, timber fitted boxing above entrance, modern vinyl flooring fitted to floor.
73 High Street	1.01	1st Floor – 1.01	Plasterboard ceilings, solid and plasterboard walls, timber floorboards, UPVC/plasterboard surrounds to timber framed fire exit door, timber framed windows with timber sills, carpet to raised floor and steps with stair nosing strips.
73 High Street	2.01	2nd Floor – 2.01	Plasterboard ceiling, solid and plasterboard walls, timber framed windows, timber skirting, timber framed doors, metal and plastic pipework, modern vinyl flooring fitted to floor.

73 High Street	2.02	2nd Floor – 2.02	Plasterboard ceiling, solid and plasterboard walls, timber framed windows, timber skirting, timber framed doors, metal and plastic pipework, modern vinyl flooring fitted to floor.
73 High Street	2.03	2nd Floor – 2.03	Plasterboard ceiling, solid and plasterboard walls, modern vinyl flooring fitted to floor, timber framed door, timber skirting, UPVC framed windows with UPVC sill, modern W.C fittings.
73 High Street	2.04	2nd Floor – 2.04	Plasterboard ceiling, plasterboard walls, modern vinyl flooring fitted to floor, timber framed door, timber skirting.
73 High Street	2.05	2nd Floor – 2.05	Plasterboard ceiling with fitted plasterboard beam casings, timber framed ceiling hatches, solid and plasterboard walls, timber floorboards with modern vinyl flooring and screed, modern vinyl flooring fitted to staircase with stair nosing strips, timber framed windows with UPVC sill, timber framed windows with timber sill, timber skirting, unlagged metal pipework.
73 High Street	2.06	2nd Floor – 2.06	Plasterboard ceiling, plasterboard fitted beam casing, timber skirting, timber framed door, timber framed windows and sill, timber floor, timber kitchen units with metal and plastic pipework, part ceramic tiled solid and plasterboard walls.
73 High Street	Roof Voids	Roof Void – Roof Voids	Modern roof lining, timber beams and rafters, solid walls, MMMF insulation to plasterboard ceilings below with timber hatches.



ETON
ENVIRONMENTAL GROUP LTD
Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

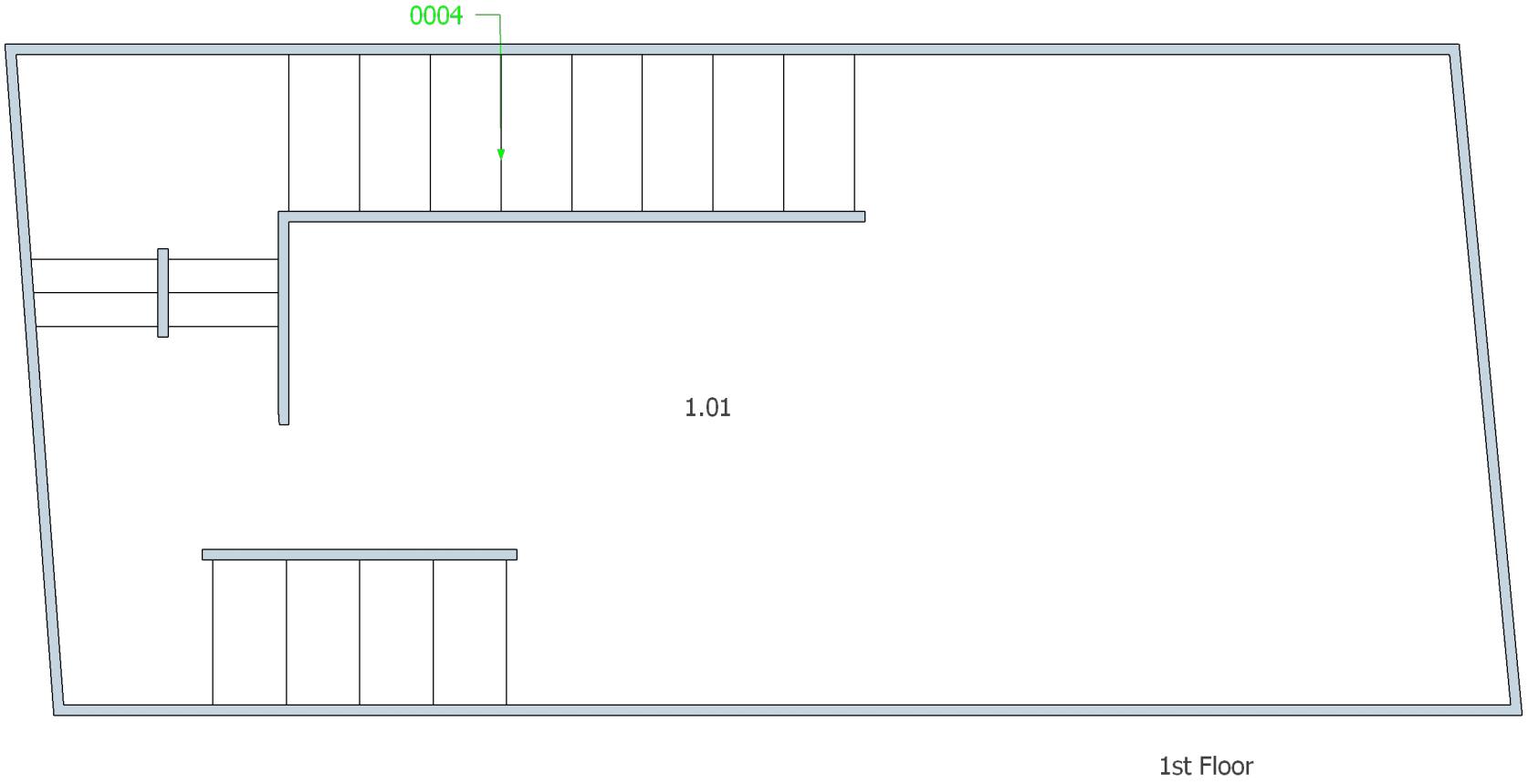
Survey reference:
J74680

Survey date:
February 2024

Building:
Main

Floor:
Ground

Site address:
73 High Street,
Weston-super-Mare,
BS23 1HD



1st Floor

Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

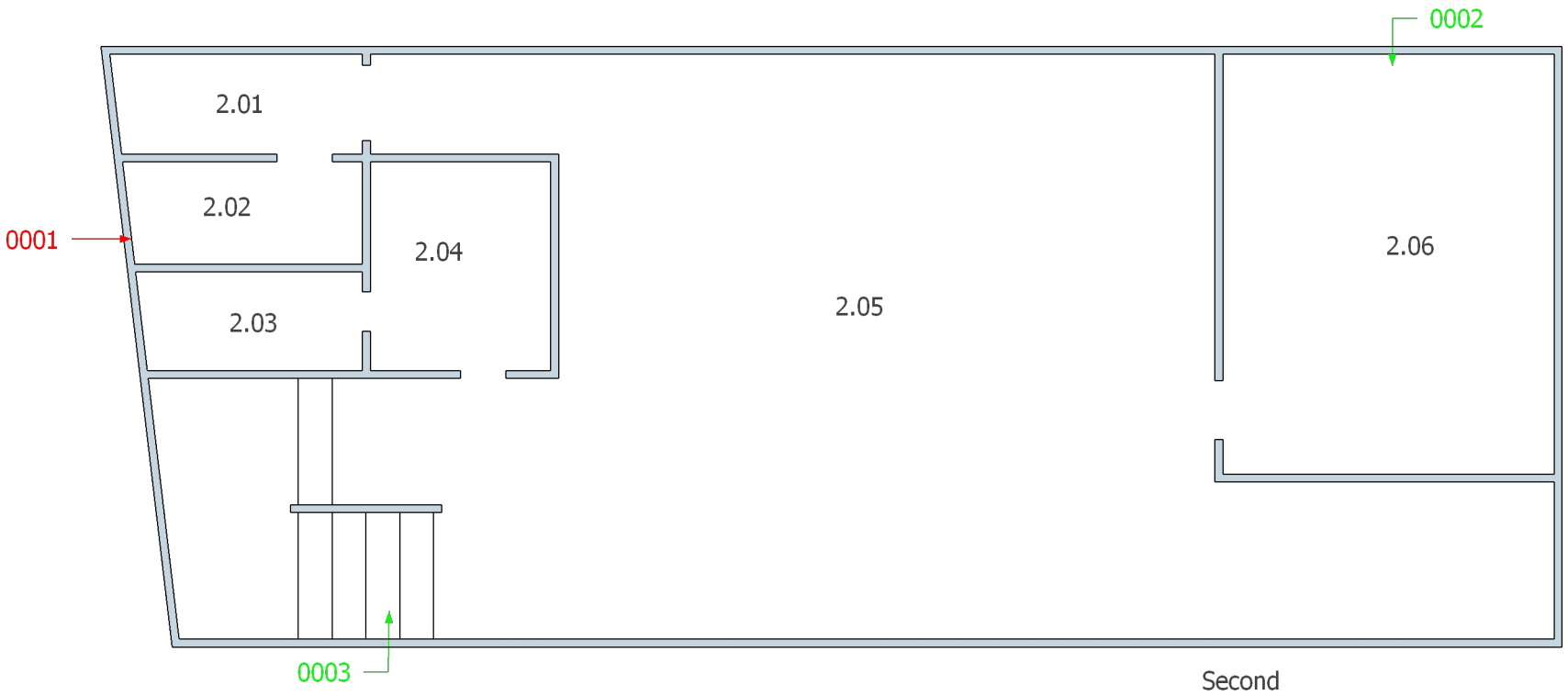
Survey reference:
J74680

Survey date:
February 2024

Building:
Main

Floor:
First

Site address:
73 High Street,
Weston-super-Mare,
BS23 1HD



Eton Environmental Group Ltd
1 Trinity Court
Faverdale
Darlington
DL3 0PH
Tel: 01325 366886

Legend:

Asbestos positive assessment

Asbestos negative assessment

No access assessment

Area contains asbestos

Area not accessed

Area out of survey scope

Reference points shown on plan indicate point of assessment, observation or no access only. For full extents see register/ assessment tables within this report.

Drawing not to scale

Survey reference:
J74680

Survey date:
February 2024

Building:
Main

Floor:
Second

Site address:
73 High Street,
Weston-super-Mare,
BS23 1HD

End of report