# General matters:

Unitas are seeking to appoint two contractors to complete plastering jobs for the responsive maintenance and voids sections of the business. All works will be within domestic properties. It is estimated that each contractor will need to supply up to six plasterers each in order to meet demand.

Working hours are between 07:30 and 17:30 Monday to Friday excluding bank holidays.

Applications for payment will be made weekly.

## Professional and Industry Standards

The following list does not claim to be binding or exhaustive. Please note all standards and codes are subject to update and revision, where standards and codes referenced in this document have been superseded the most current version must be complied with at all times.

BS 8000-0:2014 Code of practice for plastering and rendering

BS 8000-11:2011 Workmanship on building sites

BS 8000-13:1989 Workmanship on building sites.

BS 8000-5:1990 Workmanship on building sites.

BS 5492:1990 Code of practice for internal plastering

BS 8000-11.2:1994 Workmanship on building sites. Code of practice for plasterboard partitions and dry linings

BS 6100-6.6.1:1984 Glossary of building and civil engineering terms. Concrete and plaster

BS EN 13658-1:2005 Metal Lath and beads. Definitions, requirements and test methods. Internal plastering.

BS EN 13845:2005 Metal Lath and beads. Definitions, requirements and test methods. External plastering.

BS800-10:1995 Workmanship on building sites. Code of practice for plastering and rendering.

## Workmanship and materials

The whole of the plastering is to be executed in a workmanlike manner to comply with BS 5492:1990.

Remove efflorescence, laitance, dirt and other loose material by thoroughly dry brushing.

Remove all traces of paint, grease, dirt and other materials incompatible with coating by scrubbing with water containing detergent and washing off with plenty of clean water. Allow to dry before applying coating unless specified otherwise.

Before preparation or application of coatings ensure that backgrounds are secure, adequately true and level to achieve specified tolerances, free from contamination and loose areas, reasonably dry and in a suitable condition to receive specified coatings. All cutting, chasing, fixing of concealed conduits, service outlets and the like, and making good of the background, is completed.

Provide beads or stops at all external angles and stop ends except where specified otherwise. Cut neatly, form mitres at return angles and remove sharp edges, swarf and other potentially dangerous projections. After coatings have been applied, remove coating material while still wet from surfaces of beads or stops which are to be exposed to view.

Plasterboards to be fixed in accordance with the manufacturer’s instructions.

Trowel or float plaster to produce a tight, matt smooth surface finish with no hollows, abrupt changes of level or trowel marks. The variation in gap under a 1.80m straight edge, placed anywhere on the surface, for plaster 13mm thick or more, to be not more than 3mm.

Re-plastering after insertion of damp proof course is to be carried out in accordance with the recommendations of the damp proof course installer.

# Health and Safety

## Safety, Health and Environmental Management System (SHEMS)

The Contractor must at all times comply with Unitas SHEMS.

All operatives must have asbestos awareness training.

# Schedule of rates

## Generally

The contractor is to include in their rates for all preambles noted hereunder, particularly where measured items are not included later in the documentation.

All materials, workmanship and installation methods shall comply with current and relevant Building Regulations along with British and European Standards. Pay particular attention to Building Regulations Approved Document 7, Regulation 7 2013.

It is the responsibility of the contractor to acquaint themselves with all relevant codes of practice referred to within the specification and to familiarise themselves with all aspects of the work whether explicitly referred to or not.

All prices must be inclusive of cutting, marking, health & safety processes, hazard and waste removal, making good and any other related works required to successfully complete each task to the satisfaction of the client. Waste removal will include for disposal off site to a suitable waste transfer facility.

Temporary removal or replacement of household items and equipment, setting out and cutting of holes, chases etc. lifting and replacing floorboards, traps etc. and making good the fabric of the building for all elements of work must also be included.

Prior to commencement, Unitas will temporarily protect, and/or disconnect as required, any services or utilities affected by works specified. Unitas will ensure subsequent reconnection of the said services upon completion ensuring minimal disturbance to the residents, with no services being decommissioned overnight.

When working for the responsive maintenance section, the buildings will be occupied for the duration of the works and the contractor will be required to carry out the work in such a manner as to cause minimum disturbance to the resident’s use of the properties, avoiding damage to goods, moving and replacing furniture and restitution of any damage caused by their workforce.

All plastering shall be measured in square metres.

Square metre rates shall include for:

* plastering to vertical walls, horizontal or sloping ceilings
* plastering in isolated areas and for working in narrow widths
* working in confined spaces and staircase areas
* all angle beads, stop beads and the like and for all scrim cloth or other jointing material
* grit bonding agents where the substrate does not provide an adequate key
* the appropriate disposal off site of associated waste
* working at height requirements

## PL001 – Charge for abortive visit

This rate is to be used where the contractor attends a property but is unable to gain access. It covers the time for travelling to the property and an allowance of 30 minutes to attempt to gain access. Where access cannot be gained, a no access card (supplied by Unitas) must be posted through the property’s letter box.

## PL002 – Charge for successful access

This rate is to be used where the contractor successfully gains access to a property. It covers the time for travelling, gaining access and setting up materials and equipment.

## PL003 – Scrape wallpaper

The contractor is to scrape all existing layers of wallpaper back to the existing plaster ready for preparation and re-skimming.

## PL004 – Prepare wall and re-skim

The contractor is to suitably prepare an existing plastered wall ready to receive two skim coats of plaster. Once the wall is prepared, the contractor is to apply two layers of skim plaster.

## PL005 – Knock off existing plaster, re-plaster in backing plaster/render and skim

The contractor is to knock off all existing plaster to take the surface back to the masonry and re-plaster in either a suitable backing plaster or render and apply two coats of skim to the surface.

## PL006 – Knock off existing plaster, board and skim

The contractor is to knock off all existing plaster to take the surface back to the masonry, dry line with 12.5mm plasterboard and adhesive, and apply two coats of skim to the surface~~.~~

## PL007 – Remove existing plasterboard, re-board and skim

The contractor is to remove existing layers of either plasterboard or lath and plaster, re-board with 12.5mm plasterboard and apply two coats of skim to the surface.

## PL008 – Overboard and skim

The contractor is to overboard the wall or ceiling with 12.5mm plasterboard and apply two coats of skim.

## PL009 – Timber stud, board and skim

The contractor is to build a stud wall or ceiling in 75mm x 50mm sawn timber (timbers spaced at a maximum of 400mm centres each way, with perimeter timbers securely fixed to the structure), board with 12.5mm plasterboard and apply two coats of skim.

## PL010 – Install 22mm thermal laminate board and skim

In accordance with the manufacturer’s instructions, the contractor is to fix 22mm thermal laminate board (or other material giving a minimum m2K/W value of 0.35) to a wall / ceiling and apply two coats of skim.

## PL011 – Install damp proof course system

The contractor is to install Dryzone or approved equivalent damp proof course system. The knocking off and reinstatement of plaster will be measured using PL005 or PL006.

## PL012 – Fungicidal wash

In accordance with the manufacturer’s instructions, the contractor is to apply fungicidal wash to walls or ceilings.

# Dayworks

## Plasterer

This rate is for a plasterer who has completed a City and Guilds NVQ Level 2 or equivalent in plastering. This rate is per hour between the hours of 07:30 and 17:30. The rate should include for transport and fuel for travelling between jobs within the boundaries of Stoke-on-Trent. It should also include for any plastering tools, plant & equipment and PPE required for the job.

## Apprentice plasterer

This rate is for an apprentice plasterer who is current completing a City and Guilds NVQ Level 2 or equivalent in plastering. This rate is per hour between the hours of 07:30 and 17:30. The rate should include for transport and fuel for travelling between jobs within the boundaries of Stoke-on-Trent. It should also include for any plastering tools, plant & equipment and PPE required for the job. Apprentice plasterers must always be under the supervision of a qualified plasterer.

## Materials

Where the contractor is required to buy materials for dayworks items, the contractor will be entitled to apply a percentage mark up to the value. Unitas reserve the right to supply materials to the contractor.

# Fluctuations

Commencing 12 months from the Commencement Date of the contract, the contractor shall adjust their rates to reflect the average percentage change (whether positive or negative) in CPI during the preceding year. "CPI" means the Consumer Price Index published by the Office for National Statistics.