



Ascent Homes

TRADE SPECIFICATION

PAINTING and DECORATION

Revision Control

Revision	Date	Update Description
Version 1.0	June 2024	First issue

1. Tender Documents

1.1. The Contractors attention is drawn to the following

- 1.1.1. ITT Schedule 7 - Pricing Schedule & Attendances
- 1.1.2. ITT Schedule 8 – Ascent Homes Terms of Engagement
- 1.1.3. ITT Schedule 9 – Payment Schedule
- 1.1.4. Tender Drawings
- 1.1.5. NHBC Standards – Chapter 9

2. Products

2.1. The Contractor is advised that the products noted herein are Crown. Where the contractor proposes to use any alternatives, client approval must be sought.

3. Scope of Works

3.1. Shall be the painting and decorating of houses and garages both internally and externally, and where instructed to include final decoration and staining of fences and gates, railings, balustrades, lamp columns and site compound fences etc. Please refer to the pricing schedule for actual requirements.

- 3.1.1. Including: moisture testing and surface preparation of substrates as required for acceptance of paint, comprising cleaning, small crack repair, patching, caulking, and making good surfaces and specific pre-treatments, sealing, and priming of surfaces as defined.



- 3.2. The Contractor should provide all small tools plant, task lighting and equipment necessary for the execution of the work.
- 3.3. All works must be carried out in accordance with the drawings and specification, Sales specification and must comply with the NHBC requirements, the latest Technical Manuals and Bulletins issued by the Manufacturers, the Painting and Decorating Association: Code of Practice and to the complete satisfaction of the Employer.
- 3.4. It is essential that the Contractor liaises with all other trades associated with the Works ensure the substrates are installed correctly and appropriately and suitable for decoration. All issues must be notified to the Employer's site representative and resolved before the sub-contract work commences on site.
- 3.5. The Contractor shall include for all necessary preparatory work before the works commence.

4. Workmanship

- 4.1. Painted work shall provide adequate opacity, equal with the number of coats specified.
- 4.2. Paint shall only not be diluted unless expressly recommended by the manufacturer and further, not to be diluted beyond manufacturers recommendations.
- 4.3. Prior to actual decoration all surfaces both internal and external must be made free of dirt, dust and moisture.
- 4.4. Further and notwithstanding manufactures recommendations the Contractor shall, unless specifically requested by the Employer, ensure that external decoration is undertaken in suitable weather conditions or in approved covered and protected places. Works must be suspended during rain, fog, or frost.
- 4.5. Walls where radiators are to be fixed are to be painted prior to radiators being fixed.
- 4.6. All works shall be lightly rubbed down with glass paper between coats. Not more than four weeks shall elapse between coats.



- 4.7. Where brush marks, runs or abnormal unevenness of finish occurs work shall be rubbed down and re-painted at no cost to the Employer.
- 4.8. Only Geocel Painters Mate or Geocel Trade Mate Decorators Flexible Filler Acrylic Sealant shall be used prior to decoration to caulk door and window frames, skirting boards, ceilings, walls, architraves, plasterboard and Knauf Earthwool Soffit Linerboard Standard joints (Drive Through Flat Over Garage (FOG)).
- 4.9. The decoration pipes shall include painting all ears collars, clips and standard brackets, holder bats etc.
- 4.10. Ironmongery and protective materials where fitted, shall be removed by the Contractor for decoration and re-fixed when the paint is sufficiently dried by the Contractor.
- 4.11. The Contractor shall exercise special care and give due consideration to the protection of glass, windows, floors, fixtures and fittings and other finished surfaces. The Contractor shall protect as necessary to prevent surface etching or indelible marking. All paint splashes must be removed immediately by means of suitable cleaning product.
- 4.12. The Contractor shall ensure that all completed work shall be protected against dirt and damage
- 4.13. All surplus materials shall be removed and the property left clean on completion.

5. Preparation

- 5.1. Softwood including door edges and feature boarding.
- 5.1.1. The Contractor should allow for all unsound wood, lose or highly resinous knots etc. shall be cut out and made good; Tool and machine marks, raised grain and cut ends shall be smoothed with glass paper; Nail holes, splits and other imperfections shall be stopped with Decorators Choice Fine Surface Filler; All Knots shall be sealed with Shellac knotting solution.



5.1.2. Unless otherwise stated timber is supplied pre-primed, however the Contractor where necessary should allow for preparing as before described and spot priming with oil based primer or where applicable a basecoat stain.

5.1.3. Glazing rebates must be primed prior to glazing.

5.2. MDF

5.2.1. The Contractor should allow for MDF to be rubbed down, Nail holes, splits and other imperfections shall be stopped with Everbuild 2 Part High Performance wood filler;

5.2.2. Unless otherwise stated timber is supplied pre-primed, however the Contractor where necessary should allow for preparing as before described and spot priming with a water based primer.

5.3. Plastered Surfaces

5.3.1. All cracks, blisters and other minor damage shall be stopped and filled with an appropriate Gyproc filler and if necessary, surfaces rubbed smooth with glass paper.

5.4. Copper Pipework

5.4.1. Thoroughly clean to remove solvent residue and lightly abrade with wire wool.

5.5. PVCu Surfaces

5.5.1. Degrease using an appropriate manufacturer's product.

5.5.2. N.B. Under no circumstances should PVCu surfaces be abraded prior to decoration

5.6. Wrought Ironwork

5.6.1. Whether delivered primed or un-primed shall be thoroughly scraped, wire brushed and cleaned down as necessary to remove all rust and loose scale; all open joints being stopped up, then degreased using Rust-Oleum ND14 Cleaner and Degreaser.

5.7. Galvanised Metalwork

5.7.1. Shall be thoroughly scraped, wire brushed and cleaned down as necessary to remove all rust and loose scale; all open joints being stopped up. Degrease using Rust-Oleum



ND14 Cleaner and Degreaser and apply Crown Trade Protective Coatings Mordant T-Wash. If surface fails to blacken the process must be repeated.

6. Specification: Internal

6.1. Unless directed otherwise in the tender documents the Contractor shall leave the application of final coat of gloss and final coat of emulsion until all other Sub-contractors CML snagging works are complete.

6.2. Internal Woodwork Generally: Softwood door casings and stops, curtain battens if specified;

6.2.1. Prepare, spot Prime and apply 1 Coat Next Generation Plus Undercoat and 2 full Coats Next Generation Plus Gloss paint - Colour: White

6.3. Internal Doors

6.3.1. Prepare, spot Prime, apply 1 Coat Next Generation Plus Undercoat and 2 full Coats Next Generation Plus Gloss paint - Colour: White

6.3.2. The Contractor should note that where "Door Kits" are specified no decoration works are required i.e. they will come pre-finished.

6.4. Medium Density Fibreboard (MDF): Skirtings, architraves, window boards (N.B. these members should be delivered to site pre-primed)

6.4.1. Prepare, spot Prime, apply 1 Coat Next Generation Plus Undercoat and 2 full Coats Next Generation Plus Gloss paint - Colour: White

6.5. Staircase softwood/MDF members

6.5.1. Prepare, spot Prime and apply 1 Coat Next Generation Plus Undercoat and 2 full Coats Next Generation Plus Gloss paint - Colour: White

6.6. Staircase hardwood handrails where applicable

6.6.1. Prepare and apply Full Coats Sadolin Polyurethane Extra Durable Varnish - Colour: typically clear but refer to Finishes Schedule



6.7. Feature Timber Ceilings

6.7.1. Prepare and apply 3 Full Coats Sadolin Polyurethane Extra Durable Varnish - Colour:
refer to Finishes Schedule

6.8. Feature Woodwork Generally

6.8.1. Prepare and apply 3 Full Coats Sadolin Polyurethane Extra Durable Varnish - Colour:
refer to Finishes Schedule

6.9. Prefinished Door Edges

6.9.1. Prepare and apply 1 Full Coat Sadolin Polyurethane Extra Durable Varnish - Colour:
Clear

6.10. Slatted Softwood Shelving in Cylinder Cupboards etc

6.10.1. The Contractor shall only include/price the following colour alternative where explicitly directed to do so and must be clearly identified in your tender as an "Extra Over Cost" per house type

Prepare and apply 1 Full Coat Sadolin Polyurethane Extra Durable Varnish - Colour: Clear

6.11. Plastered Walls

6.11.1. Prepare and apply 1 Mist Coat and 2 Full Coats Matt Emulsion paint - Colour: White

6.11.2. The Contractor shall only include/price the following colour alternative where explicitly directed to do so and must be clearly identified in your tender as an "Extra Over Cost" per house type

Magnolia or Smoke Grey colours (Refer to Sales Specification)

6.12. Plastered Ceilings and Coving (where specified)

6.12.1. Prepare and apply 1 Mist Coat and 2 Full Coats Matt Emulsion paint - Colour: White

6.12.2. The Contractor shall only include/price the following colour alternative where explicitly directed to do so and must be clearly identified in your tender as an "Extra Over Cost" per house type



Magnolia or Smoke Grey colours (Refer to Sales Specification)

6.13. Exposed Copper Pipework

6.13.1. To Radiators (price only where specifically instructed to do so)

6.13.1.1. Prepare and apply 1 coat Next Generation Plus Gloss thinned 10 per cent with white spirit and One full coat Next Generation Plus Gloss paint - Colour: White.

6.13.2. To Chrome Towel Rails

6.13.2.1. Prepare and apply 1 coat Crown Trade aluminium paint thinned 10 per cent with white spirit and 1 coat Crown Trade aluminium paint - Colour: Silver.

6.13.3. To Cylinders

6.13.3.1. Prepare and apply 1 coat Crown Trade aluminium paint thinned 10 per cent with white spirit and 1 coat Crown Trade aluminium paint - Colour: Silver.

7. Specification: External

7.1. Generally: Windows, French Doors, Fascias, Barge Boards, Soffit Boards are finished in PVCu; Canopies, Dormers and Bays are finished in GRP.

7.2. Door Frames

7.2.1. Prepare and spot Prime and apply 1 Coat Next Generation Plus Undercoat and 2 full Coats Next Generation Plus Gloss paint - Colour: White

7.3. Front Door Including glazing cassette (unless pre-finished)

7.3.1. Prepare and spot Prime and apply 1 Coat Next Generation Plus Undercoat and 2 full Coats Next Generation Plus Gloss paint - Colour: Refer to Finishes Schedule

7.4. Rear Door Including glazing cassette (unless pre-finished)

7.4.1. Prepare and spot Prime and apply 1 Coat Next Generation Plus Undercoat and 2 full Coats Next Generation Plus Gloss paint - Colour: Refer to Finishes Schedule

7.5. Garage Doors (unless pre-finished)

7.5.1. Prepare and spot Prime and apply 1 Coat Next Generation Plus Undercoat and 2 full Coats Next Generation Plus Gloss paint - Colour: Refer to Finishes Schedule.

7.6. Canopy Soffits and exposed softwood members



7.6.1. Prepare and apply 1 Coat Primer, 1 Coat Next Generation Plus Undercoat and 2 full Coats Next Generation Plus Gloss paint - Colour: Refer to Finishes Schedule



7.7. Exposed rafter feet where detailed

7.7.1. Prepare and apply 2 Coats Full All Purpose Woodstain - Colour: Refer to Finishes Schedule.

7.8. T&G softwood boarding.

7.8.1. Prepare and apply 1 Coat Primer, 1 Coat Next Generation Plus Undercoat and 2 full Coats Next Generation Plus Gloss paint - Colour: Refer to Finishes Schedule

7.9. Meter Boxes including rebates and edges.

7.9.1. Prepare and apply 1 Coat Grip Extreme Primer and 2 full Coats Next Generation Plus Gloss paint - Colour: Black or to match Rainwater Goods

8. Final Handover Snagging

8.1. The Contractor is to make due allowance in his prices for an additional visit to touch-up and finish paintwork after other trades.

9. Ad hoc Works (Please refer to the Tender Pricing Schedule)

9.1.1. Standard Site Compound Layout; Drg No. SC-001

9.1.1.1. Decoration: prepare and apply two full coats Crown Stronghold smooth masonry paint to OSB; Colour white; (approx. 460m² measured both sides incl rails and posts)

9.1.1.1.1. E.O. for 150 wide band course; Colour RAL 8019; (approx. 74m)

9.1.1.1.2. E.O. for 450 wide band course; Colour RAL 8019; (approx. 74m)

9.1.2. Wrought Ironwork; Railing and Balustrades (Unless detailed RATE ONLY)

9.1.2.1. Prepare and apply 1 Coat High Build Rust Inhibiting Metal Primer/Undercoat and 2 full Coats Next Generation Plus Gloss paint - Colour: Black

9.1.3. Galvanised metalwork; Railing and Balustrades (Unless detailed RATE ONLY)

9.1.3.1. Prepare and apply 1 Coat High Build Rust Inhibiting Metal Primer/Undercoat and 2 full Coats Next Generation Plus Gloss paint - Colour: Black

9.1.4. Galvanised metalwork; 6 metre Lamp Columns (Unless detailed RATE ONLY)



9.1.4.1. Prepare and apply 1 Coat Dacrylate Epidac 2 HB Aluminium Epoxy Primer, 125 microns dft; 1 Coat Dacrylate Epidac 2 HS MIO Undercoat, 150 microns dft; 1 Coat Dacrylate High Solids Polyurethane, 50 microns dft - Colour: Black

9.1.5. Insitu Concrete Floors (Priced separately)

9.1.5.1. Prepare and apply 1 Full Coats Epimac Anti-slip Floor paint - Colour: Mid-Grey

9.1.6. Chipboard Floors (First and Second Floors: Priced separately)

9.1.6.1. Prepare and apply 1 Full Coats Epimac Anti-slip Floor paint - Colour: Mid-Grey



Standard Number	Standard Name
	Health and Safety at Work etc Act 1974
	Management of Health and Safety at Work Regulations 1999 - as amended
	The Work at Height Regulations 2005 - as amended
	The Construction (Design and Management) Regulations 2015
	The Building Safety Act 2022
	Lifting Operations and Lifting Equipment Regulations 1998 (LOLER).
	Provision and Use of Work Equipment Regulations 1998 (PUWER)
SSIP	Safety Schemes In Procurement (SSIP)
PDA	Painting and Decorating Association: Code of Practice
BS 8000-0:2014	Workmanship on construction sites. Introduction and general principles
BS 8000-12:1989	Workmanship on building sites. Code of practice for decorative wallcoverings and painting
BS 8000-16: 1997+ A1:2010	Workmanship on building sites. Code of practice for sealing joints in buildings using sealants
BS 6150:2019	Painting of buildings. Code of practice
BS 1336:1971	Specification for knotting
BS EN ISO 11600:2003+A1:2011	Building construction. Jointing products. Classification and requirements for sealants

N.B.
The list whilst comprehensive is not exhaustive