**ITT SCHEDULE 2 – SPECIFICATION**

**Ascent Homes - Ellington Phase 4 – Warm Floor (‘The Contract’)**

**1. Introduction to Advance Northumberland**

Advance Northumberland is a unique economic regeneration group of companies, wholly owned by Northumberland County Council with a clear remit to improve prosperity, quality of life and increase business activity throughout the communities of Northumberland. Advance Northumberland is Northumberland County Council’s primary regeneration delivery vehicle. It employs a wide range of investment, development and regeneration capabilities to shape places and promote economic growth and prosperity in Northumberland.

**2. Scope and Requirements of Works Contract**

Advance Northumberland (Developments) Limited, trading as Advance Northumberland (Developments) Ltd requires a subcontractor to carry out all block and beam warm floor to 111no new build plots at Lynemouth Road, Ellington.

The successful subcontractor will be expected to carry out all block & beam warm floor in accordance with the enclosed drawings, details and specifications including but not limited to the following:

**Specification**

This document once agreed and inserted into the contract will take precedence over any employers’ requirements or standard client specification and as such should be checked thoroughly before entering into the contract.

THE SPECIFICATION OF ALL MATERIALS AND COMPONENTS MUST BE SUITABLE FOR THEIR INTENDED PURPOSE AND LOCATION AND MUST BE MANUFACTURED AND INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURER’S CURRENT SPECIFICATION AND INSTRUCTIONS, ALL RELEVANT, CURRENT BRITISH STANDARDS AND CODES OF PRACTICE, AND NHBC 2024 REQUIREMENTS.

Any reference to an Approved Document in this Specification relates to the relevant Approved Document of the Building Regulations.

The building as a whole must comply with Approved Document L1A.

This specification must be read in conjunction with all Finishes Schedules, Working Drawings, Details & NHBC specification, and any discrepancies must be reported immediately.

NHBC

The scheme will be designed and constructed to achieve a NHBC warranty and Building Control approval.

**3. Legislation and Regulations**

The successful Contractor will comply fully with all relevant legislation and regulations (including any subordinate legislation or regulation made under it, changes in the law and new regulations / legislation that may be implemented during the contract). The Contractor will advise Advance Northumberland (Developments) Ltd of any changes to legislation / regulation and of any new legislation / regulation.

**4. Health and Safety**

Health and Safety is of the utmost importance to Advance Northumberland (Developments) Ltd. The Contractor shall ensure that all adequate arrangements are made for complying with the Health and Safety at Work Act 1974 (all amendments and additions thereafter) and all other statutory regulations. The Contractor must ensure safe systems of work and all precautions are taken to protect the health and safety of Advance Northumberland (Developments) Ltd staff, consultants, agents, visitors and other contractors who may be exposed to hazards.

Due to our governance requirements, we will only be able to work with Contractors that meet certain minimum requirements, these are specified in both the Suitability Assessment (ITT Schedule 1) and Tender Response Questions (ITT Schedule 6) included within the Tender Pack as, which includes:

* Evidence of a suitable level of capability and capacity to deliver the contract requirements.
* Possessing relevant industry qualifications.
* Waster Carrier Licence.
* Appropriate financial standing.
* Meeting minimum acceptable governance standards.
* Appropriate H&S processes and procedures in place and suitable approach to managing health and safety.
* Confirmation of Programme and Resourcing Schedule

Tenderers must also complete the Suitability Assessment.

**5. Term and form of Contract**

Target Award Date of W.C 29th April 2024

The form of contract is attached at ITT Schedule 8.

**6. Additional requirements and information**

The following information is relevant to the project and consideration should be given to these matters in the Tender Responses provided in ITT Schedule 6 -Tender Response Document.

**7. Neighbourhood Liaison**

It is important to understand the importance of the neighbourhood liaison role in ensuring the smooth running of the site activities and their relation to the local residents and general public’s welfare. The Principal Contractor must ensure all works are carried out safely and in such a way it will not unreasonably inconvenience local residents or other road users, and with a positive consideration to the needs of all stakeholders.

**8. Pricing**

The total price for completion of the required activity/activities to be submitted using the ITT Pricing Schedule & Attendances (ITT Schedule 7) Please note: the price will be the full price inclusive of expenses, any inflation or indexation and net of VAT.