# Roofing and associated Ancillary Works Specification

## CLASS 1 MATERIALS

Class 1 materials will be procured by the Employer on a supply–only basis. As such, Contractors should not include for any of the materials below within their prices, and should price for the installation of these materials only. Successful Contractors will be expected to form an operational relationship with framework material suppliers, in order to manage the call-off of such materials, which shall be facilitated via the Schemes Plus system. Please note that successful Contractors shall not have a transactional or contractual relationship with the framework material suppliers, under the terms of the framework agreements.

Details of the class 1 materials are provided below:

- Natural slate tile
- Artificial slate tile
- Concrete interlocking tiles
- Clay tiles
- Ridge tiles for slate roofs
- Hip tiles
- Ridge systems
- Hip systems
- Verge systems
- Slate and tile roof vents
- Jointing strip
- GRP valley gutter
- GRP secret gutter
- Dry ridge for concrete interlocking tiles
- Eaves ventilation system
- Felt support tray
- Roofing underlay
- PVCU fascias
- PVCU soffits
- PVCU bargeboards
- PVCU rainwater goods
- Canopies

Please note, this schedule should be read in conjunction with the 'Requirements for all Lots' and all clauses contained therein.

**Pitched Roofing General Requirements**

Prior to work commencing the Contractor will usually be provided with a specification, outlining tiles / slate to be used and fixings etc. There will be a need for information and design co-ordination between the Contractor and the manufacturer during the contract period.

Contractually, the Contractor will be responsible for the design element of the scheme and therefore any concerns with manufacturer selection should be referred back to the Customer. The contractor will be expected to select products in accordance with their design using the Schemes Plus system.

The Contractor shall provide security and protection of the entire works against any form of damage, deterioration, protection from dust, protection of property existing buildings, trees, landscaped and grassed areas and other features within the area of site including the conservation of habitat and endangered and non-endangered species.

The Contractor shall attend to all properties prior to commencement of any work for gas safety work and identify all apparatus affected by the proposed works. The Contractor shall produce a gas safety register, collate and record details of all affected and non-affected properties and implement a safe system of work/gas safety procedure. All works shall comply to Gas Safety (Installation & Use) Regulations 1998 and with the approved codes of practice.

Please note the Customer will not entertain the costs for multiple gas spillage tests that would have been unnecessary if the works had been programmed more effectively. Care should be taken to ensure there is no damage / disruption to services and facilities such as aerials, co-axial cables, telephone wires and satellite dishes. The Contractor shall check that the customer's television reception is working prior to starting work and on completion of work.

The Contractor shall carry out all resident consultations and liaise with residents as per Customer's requirements. The Contractor shall also ensure that there is no water ingress, and shall maintain responsibility for any damage caused to the property or contents within the curtilage of the property while the works are being carried out.

Temporary protection shall also be provided to the full perimeter of each dwelling to protect footpaths, gardens, existing windows, doors etc. New sheets shall be provided at the commencement of each working day and adequate protection shall be maintained throughout the works. All materials shall be safely stored in secured storage; no materials shall be stored/left open in gardens or freely on site. All materials shall be safely removed at end of each working day from scaffolds, gardens and the like. All gardens, paths, external and internal areas shall be left clean & tidy at the end of each working day.

Allow for the protection of all gullies and gully pots, including covering up and protection against debris and dust. On completion, unblock, clean & leave all gullies/gully pots clean and tidy. The Contractor shall provide all necessary temporary roof screens and other means of covering up new and existing work against adverse weather and make good all damage. No roofs to be left exposed to the elements overnight.

The roof space of properties is to be protected by supplying and laying polythene sheeting over ceiling joists and on completion of the works remove debris and polythene to roof voids and clear from site. Particular care should be taken over existing water services and storage / header tanks.

**Pitched Roofing Model Costs**
Pitch roofing shall be classified into two categories according to the proportional allowance for replacement:

- Full re-roof, removal, storage and reuse of existing covering
- Renewal of a proportion of the covering.

All Contractors should note that they should be responsible for the protection of the property during the works. All applications should also include the installation of insulation to confirm with the requirements of Parts L1B and L2B of the Building Regulations, as appropriate, and any Customer specific requirements.

All roofing work to comply with BS 5534:2014+A1:2015, '*Slating and tiling for pitched roofs and vertical cladding*' for design and for design charts for fixing roof tiling against wind uplift.

Workmanship: minimum requirements to comply with BS 8000-6:2013. '*Workmanship on building sites. Code of practice for slating and tiling of roofs and claddings*'.

Pitch roofing will be measured against the square meterage of the roof pitch with appropriate addition of extra over allowances for ridges, hips, verges and other ancillaries as set out in the pricing matrix.

**Existing Services**
The Contractor is to allow for the removal, disconnection, temporary re-siting and connection, subsequent refitting, reconnection and commissioning of all TV aerials, satellite dishes, power and telecoms cabling and the like as required by the works. Care should be taken to ensure there is no damage / disruption to services and facilities such as aerials, co-axial cables, telephone wires and satellite dishes. The Contractor shall maintain all services, signals and connections to properties at all times.

**Removal & preparatory works to receive new**
Remove all existing roof coverings (slate / tile and eaves, verge, felt, battens, insulation etc.) and make good all works disturbed and damaged following removal. Carefully set aside re-usable slate and protect against damage.

All materials which are to be disposed of should be cleared from the roof area via a lockable capped chute into a skip. The Contractor is required where necessary to obtain all licenses and permits relating to skips and scaffolding. All open skips to be removed before the end of the working day, skips which are to remain at the end of the working day shall be lockable.

Reusable slates / tiles should not be removed from site without prior permission of the Customer.

Prepare existing roof to receive new, de-nail all rafters, remove any protrusions which may puncture the new felt or obstruct or to cause unevenness to the newly proposed roof finish. Prepare top of gable walls to receive new dry verge installation, remove any unevenness along the apex of the wall, build up with sand cement mortar and finish in a true line ensuring no gaps are present between the top of gable wall and the underside of the new dry verge system.

The Contractor will be required to check for splits, shakes and rot to exiting roof timbers, excessive undulation, defective purlin support, defective or missing fire stopping to party walls etc., and report to the Customer prior to work commencing on the re-roof. The Contractor will also need to check for variation and undulation in roof timbers and remedy where required and in accordance with the Customer's requirements.
Spray existing roof frame with insecticide / fungicidal spray.

(Note: If being replaced, fascias and soffits are to be completely removed – over cloaking of existing material will not be permitted unless specifically approved by the Customer prior to works being carried out)

**Flashings**
Provide and fit milled lead sheet to BS EN 12588:2006, '*Lead and lead alloys. Rolled lead sheet for building purposes*', solder to comply with BS EN ISO 9453:2014, '*Soft solder alloys. Chemical compositions and forms*'. All free of edges of flashings shall be clipped to suit exposure, flashings to be bossed or welded as per Customer requirements. Solder to conforming BS EN ISO 9453:2014, '*Soft solder alloys. Chemical compositions and forms*', copper, stainless steel or tinned clips to BS EN 1172:2011, '*Copper and copper alloys. Sheet and strip for building purposes*'.

Nails to be large-headed copper or stainless steel conforming to BS 1202-1:2002, '*Specification for nails. Steel nails*' and BS 1202-2:1974, '*Specification for nails. Copper nails*'. Screws should be brass or stainless steel. Laps and cover specification are minimum requirements and all flashings shall suit roof exposure, roof pitch and bespoke to application.

Where the Contractor is working on a roof which features a vertical flue, exiting through a roof slate or tile, and / or carrying out works to chimneys, a separate gas test should be conducted on completion of the works and a CP12 Certificate provided to the Customer.

**MODEL COST**
A 'model cost' code / description is used to describe a combination of work elements that are required to be completed. These work elements will be individually defined in the subsequent sections of Document B and will be coded using the 'MOD' suffix in Document C. Please note measures are provided where appropriate for work elements, if a measure is not provided contractors are asked to use their experience of this type of work to allow an appropriate measure.
Below are the model costs applicable to this roofing installation Lot.

**RO10001 Full Replacement Slates Remove all existing roof coverings including disposal costs, make good all works disturbed and damaged following removal as per Specification. RE-ROOF install slate tiles in accordance with specification.**
Lay breathable membrane over rafters. Fix according to manufacturer's instructions. The underlay should be fixed parallel to the eaves with horizontal and vertical laps not less than 150mm wide. Underlay should be carried across the cavity walls at verges and drape over at gables as per Customer's requirements, where fixtures & fittings penetrate through roof, felt must be supported to prevent sagging in, any moisture must drain in to the eaves gutter. Felt shall be sealed using double sided felt sealing tape at all gables, abutments and any protrusions through felt.

At all times, a 25mm air gap should be maintained to the underside of roof fabric. Under no circumstances should any air vents / ventilation paths be blocked by insulation products. Contractor to ensure correct gauging out and setting out of all re-roofs.

Install battens, battens to be cut square and butt jointed centrally over rafters. Battens to be in straight horizontal lines aligned on adjacent areas and fully supported. Pack battens over depressions and level adjacent remaining areas. Fix each batten to each support splay nailing at ends using stainless steel nails as specified by manufacturer or Customer. All roofing battens must be clearly stamped with the following information:

- Standard (BS5534)
- Size
- Supplier
- Species

Battens must be identified by one of the following species codes: PNSY, WPCA, WPCE or WPNE.
Each delivery of battens should be accompanied by documentation stating at least the following:

- Standard (BS5534)
- Size
- Supplier
- Species
- Type of preservative treatment used
- Third party accreditation

All battens must be FSC or PEFC certified. All roofing battens must be produced from sideboard wood and must not contain any centre-cut material. Battens must be treated with preservative to BS 8417:2011+A1:2014, '*Preservation of wood*' and carry a 60 year guarantee. Battens shall have BRE 'tickmark' product certification and produced within a UKAS third party quality assurance scheme. Roofing battens shall be fully factory machine graded to comply with all the requirements of BS 5534:2014+A1:2015, '*Slating and tiling for pitched roofs and vertical cladding*'.

Fix every slate / tiles and relevant ancillary items as per the agreed specification, inclusive of cloaked tiles. Contractor shall make good all works at party wall intersections.

**RO10002 Partial Replacement Slates (up to 50% to be re-used) Remove carefully slates of sound quality should be cleaned, stored for reuse- balance to be included for disposal costs and make good all works disturbed and damaged following removal as per Specification. RE-ROOF install new/ reclaimed from store slate tiles in accordance with specification.**
Note: All other clauses noted at full re roof as RO10001 apply.

Slates of sound quality should be cleaned and re-fixed. Fit new / reclaimed slate in accordance with manufacturer's instructions to match existing slate. There may be a need for information and design co-ordination between the Contractor and the Customer during the contract period to determine a reasonable match.

The Contractor should agree with the Customer where on the roof the existing slates are to be laid (i.e. front elevation, spread, extension, etc.). At all times, a 25mm air gap should be maintained to the underside of roof fabric. Under no circumstances should any air vents / ventilation paths be blocked by insulation products.

**RO10003 Full Replacement Interlocking tiles Remove all existing roof coverings including disposal costs and make good all works disturbed and damaged following removal as per Specification. RE-ROOF install interlocking tiles in accordance with specification.**
As RO10001 but using metric size interlocking tiles

**RO10004 Warm roof application: Traditional mechanical solution**
Contractor to note that this flat roofing is a supply and install requirement, except for those items contained within the materials list provided.
Customers may request the Contractor to provide design services, where designs are not available from the Customer, and the Contractor should hold the relevant level of Professional Indemnity insurance as advised by the Customer. Rates are to exclude scaffolding.

The required minimum life expectancy for flat roofing systems is as follows:

- Dwelling: Minimum 25 years;
- 3+ Storey: Minimum 35 years;
- Sheds: Minimum 10 years

All Contractors should note that they shall be responsible for the protection of the property during the works. All applications should also include for the installation of insulation to conform to the requirements of Parts L1B and L2B of the Building Regulations, as appropriate, and any Customer specific requirements.

The Contractor shall provide, erect and maintain all necessary scaffolding for the proper completion of the works; take down on completion and make good all disturbed surfaces. Scaffolding is to be removed within 7 days of works completion. The Contractor is required where necessary to obtain all licenses and permits relating to skips and scaffolding. Please note, that scaffolding must be priced separately to installation rates but all other protection should be included within the rates.

Guarantees and warranty information and certification must be included as part of the handover pack on completion of the works. All materials should be laid on a sound base, and any reasonable repairs required in order to ensure a sound base shall be deemed to be included. Edge protection shall also be included.

**Warm roof application**
Strip existing defective covering, decking, trims, edgings and the like and clear from site. Renew decking as required and prepare to receive new flat roof covering.

Apply mechanical flat roofing solution as specified, including mastic asphalt, built-up felt system, TPO (thermoplastic polyolefin membrane), EPDM (elastomeric single ply membrane) or PVC membrane. To be specified and supplied by the Contractor and fitted according to the instructions of the system manufacturer. Include for removing and replacing rainwater goods and outlets where required.

Include for forming seals / flashings to all existing roof penetrations, including vents, pipes cables and the like. All penetrations are to be sealed strictly in accordance with the manufacturer's instructions / standard

details. Include for forming seals / flashings to all existing roof penetrations, including vents, pipes cables and the like. All penetrations are to be sealed strictly in accordance with the manufacturer's instructions / standard details.

**Design Requirements**
Customers may request the Contractor to provide design services, where designs are not available from the Customer or their material supplier. The Contractor will also be expected to input to the design brief using their experience in the industry to address any Customer specific issues.

**Handover and Warranty Registration**
Guarantees and warranty information and certification must be included as part of the handover pack on completion of the works. The Contractor must register any applicable warranty with the suppliers and provide this confirmation to the Customer. Rates are to exclude scaffolding.

**ADDITIONS TO MODEL COSTS**
An 'addition to a model cost' is used to describe an item that will be added to the model cost as part of the Customer specific requirements on a project by project basis. They will be coded using the 'ADD' Suffix in Document C.
Below are the additions that can be added to the Model Costs for the Roofing installation Lot.

**RO10005 Extra Over RO10003 (full replacement interlocking tiles) removal of traditional rosemary style roof tiles**
Extra over removal of existing roofing coverings with a maximum existing 100mm batten gauge and make good all works disturbed and damaged following removal including fully re-nailing existing rafters.
Prepare rafters to receive new metric size roof tiles.

**RO10006 Fire Stop**
The Contractor will be required where necessary to install a firestop into the party wall cavity between the top of the wall and the roof fabric and the gap between the roof fabric and underneath the roof covering using a suitable mineral wool product or other, as identified by the Customer. Battens should be cut back as necessary and suitably supported. Contractors should note that the fire stop used should stop the possibility of fire travelling along the batten.

Insulation should be neatly cut and compressed. Insulation above felt shall be fixed into position with double sided tape prior to tiling. Fill boxed eaves at party wall intersection with Customer's specified smoke and fire insulation.

**RO10007 Supply and Fit Chimney Flashing Stepped**
To be bossed or lead welded as per Customers requirements. Provide and fit leadwork flashings. Leadwork must be English Milled Sheet Lead or appropriate lead substitute, and in accordance with BS 6915:2001+A1:2014, '*Design and construction of fully supported lead sheet roof and wall coverings. Code of practice*'.

Stepped flashings to chimneys must extend 200mm at each end to overlap the apron and 150mm onto slates with an upstand of 220mm. Apron flashings must have a minimum projection onto roof of 220mm. Grind out brickwork, clean chase and turn in to brickwork min 25mm and secure using stainless steel clips. Point all flashing with an approved sealant.

Back gutter to chimney to be prefabricated by lead welding using code 5 lead, end to end laps to be 150mm, min upstand to be 150mm, 150mm min to sole and 250mm min cover to pitch including forming tilt fillet. Cover top edge of back gutter with a cover flashing. Lead Saddle at ridge to be formed using code 5, cover over tile to be 150mm from batten and 150mm cover from chimney stack, 25mm welt and form step to abutment to suit ridge tile and joint to chimney stack, secure as above.

Secure flashings using fully annealed stainless steel clips or lead wedges at 450mm centres, free edges of flashing to be clipped using annealed stainless steel or copper clips spaced between 300mm and 500mm fixings clips to be stainless steel or copper conforming to BS 1202-1:2002, '*Specification for nails. Steel nails*' and BS 1202-2:1974, '*Specification for nails. Copper nails*'. Stainless steel nails to be of austenitic stainless steel. Clips to conform to BS EN 1172:2011, '*Copper and copper alloys. Sheet and strip for building purposes*'.

Pointing: clean out joints between lead & masonry and seal using approved lead sheet sealant or sand cement mortar. Apply approved patination oil over new lead.

**RO10008 Supply Fit Chimney Flashing Apron**
To be bossed or lead welded as per Customers requirements. Provide and fit leadwork flashings. Leadwork must be English Milled Sheet Lead or appropriate lead substitute, and in accordance with BS 6915:2001+A1:2014, '*Design and construction of fully supported lead sheet roof and wall coverings. Code of practice*'.

Apron chimney flashing to the bottom of the chimney securing with lead tacks and stepped flashing to the sides of the chimney. New apron flashings, tacks, stepped and cover flashings and edges must be Code 5 lead. Soakers to be Code 4 lead.

Back gutter to chimney to be prefabricated by lead welding using code 5 lead, end to end laps to be 150mm, min upstand to be 150mm, 150mm min to sole and 250mm min cover to pitch including forming tilt fillet. Cover top edge of back gutter with a cover flashing. Lead Saddle at ridge to be formed using code 5, cover over tile to be 150mm from batten and 150mm cover from chimney stack, 25mm welt and form step to abutment to suit ridge tile and joint to chimney stack, secure as above.

Secure flashings using fully annealed stainless steel clips or lead wedges at 450mm centres, free edges of flashing to be clipped using annealed stainless steel or copper clips spaced between 300mm and 500mm fixings clips to be stainless steel or copper conforming to BS 1202-1:2002, '*Specification for nails. Steel nails*' and BS 1202-2:1974, '*Specification for nails. Copper nails*'. Stainless steel nails to be of austenitic stainless steel. Clips to conform to BS EN 1172:2011, '*Copper and copper alloys. Sheet and strip for building purposes*'.

Pointing: clean out joints between lead & masonry and seal using approved lead sheet sealant or sand cement mortar. Apply approved patination oil over new lead.

**RO10009 Extra Over to fit Dry Ridge System**
Install ridge system as per Customer requirements and in accordance with manufacturer's instruction.

**RO10010 Extra Over to fit Wet Ridge System**
Install ridge system as per Customer requirements and in accordance with manufacturer's instruction.

**RO10011 Extra Over to fit Dry Hip System**
Install hip system as per Customer requirements and in accordance with manufacturer's instruction.

**RO10012 Extra Over to fit Wet Hip System**
Install hip system as per Customer requirements and in accordance with manufacturer's instruction.

**RO10013 Extra Over to fit Dry Verge System**
Install verge system as per Customer requirements and in accordance with manufacturer's instruction.

**RO10014 Extra Over to fit Wet Verge System**
Install verge system as per Customer requirements and in accordance with manufacturer's instruction.

**RO10015 Renew Valley with GRP and dry fix**
Remove existing and fit valley system as per Customer requirements and in accordance with manufacturer's instructions. Renew valley with GRP - dry fix, excludes supply of GRP valley.

**RO10016 Renew Valley with lead**
Remove existing and fit valley system as per Customer requirements and in accordance with manufacturer's instructions. Renew valley with Lead with pointing.

**RO10017 Fit abutment gutter**
Fit abutment system according to manufacturer's instructions. At eaves level, a gutter outlet should also be installed to allow discharge over the fascia.

**RO10018 Fit Aluminium and Lead Weather Slates**
Install new aluminium/lead weather slates as per Customer's requirements to all svp/ducts. Clip all free edges to prevent wind lift.

**RO10019 Fit Tiled Vent**
Install new tiled vents as per Customer's requirements and to manufacturer's instruction.

**RO10020 Fit Lead Weather Slate to Boiler Flue**
Install new lead weather slate complete with sealing sleeves/collar to suit boiler flue: Isolate boiler flue, disconnect flue, form new underlay support tray around boiler flue using high performance fire protection board to prevent felt sagging in. Install new weather slate, bracket boiler flue in loft space. Re-connect boiler flue and leave weather tight.

**RO10021 Top up loft Insulation**
Supply & lay insulation over the top of any existing insulation to achieve a minimum thickness of 300mm. Quilt shall be laid at right angles to the line of the joists to the whole of the loft area including attachment to rear of loft hatch. Access to the loft space is to be gained via scaffolding and not via the loft access. Allowance should be made for dressing over any appropriate pipework / obstacles in roof space.

Precautions should be taken to ensure that ventilation to roof space area is maintained, particularly at eaves level. All situations where the ceiling to a room is formed by the roof pitch, spaces between roof timbers are to be insulated by either splitting the insulation to an appropriate thickness or by the use of slab insulation to minimum 50mm thickness.

**VARIATIONS**

A 'variation' code / description is used to describe an item that may occur on certain properties during a project. These will typically be agreed on site as and when they occur. They will be coded using the 'VAR' suffix in Document C.

Below are the variations that can be applied for specific properties within the Roofing installation Lot.

**RO10022 Telecoms**

Allow for all works in relation to the specialist removal of all telephone equipment / lines.

**RO10023 Media**

Allow for the careful removal, temporary connection and permanent reinstatement of all communal and non-communal aerials, satellite dishes and their associated wiring equipment.

**RO10024 Gas Safety Testing**

Attend to all gas appliances in relation to roofing work in accordance with Gas Safety (Installation and Use) Regulations 1998 and with the approved code of practice. All work involving gas shall be carried out by Gas Safe approved competent persons.

The Contractor shall provide a fully functional and operable battery operated Carbon Monoxide detector for the duration of the works to all affected properties and on completion remove from all properties. Contractor shall physically decommission & re-commission all affected gas appliances during each time the appliance and its associated apparatus is disturbed and on every occasion it's worked on i.e. stripping off existing roof, installing new weathering slate, insulating loft etc. or any other work which may involve working on or around gas appliances.

The Contractor shall provide decommissioning documentation comprising of:

- Decommissioning Date & Time
- Company Details
- Company Gas Safe Registration Details
- Engineers Details
- Gas Safe Registration Details
- Job Address
- Resident Details
- Customer Details
- Type of Work Undertaken
- Reason the appliance has been decommissioned
- Confirmation the appliance has been decommissioned
- Confirmation a fully functional Carbon Monoxide detector has been provided
- Engineers Name
- Engineers Signature.

On completion of each work item Contractor to physically check gas appliance and the integrity of fluing apparatus including in loft space and carry out and provide combustion analysis readings, test & re-commission gas appliances and provide CP4 or equivalent gas certification and confirm all checks have been carried out. Once all works are fully complete provide a CP12 certificate.

The Contractor will be required to develop a record for all properties to which gas safety test have been carried out and to properties which didn't require a gas safety test and on completion shall submit to CA. The Contractor will be required to employ & implement a "safe permit to work system" for all works around flues, chimneys or any other apparatus which may deemed to use or emit harmful gases. All details provided shall be accurate, clear & concise. At no point Customers are to be left without heating or hot water overnight.

**RO10025 PVC-U Replacement Guttering**
Take down existing guttering and fit new uPVC guttering, including for brackets and bends and other fixing and fittings in accordance with manufacturer's instructions. Where required, leaf guards to be installed.

On completion of works clean out full rainwater installation including gutters, rainwater pipes and gullies. Make good to disturbed areas. A clamping bracket should be used to fix new guttering to existing guttering on adjacent properties.

**RO10026 PVC-U Replacement Downpipe**
Take down existing downpipe and fit new PVC-U downpipe, including for brackets and bends and other fixing and fittings in accordance with manufacturer's instructions.

On completion of works clean out full rainwater installation including gutters, rainwater pipes and gullies. Make good to disturbed areas.

**RO10027 Reline Finlock Gutter**
Strip out existing finlock lining as necessary to sound base including removal of preformed metal, plastic or felt inner liners. Dry gutter trough, prime and reline with appropriate system as supplied by the Contractor.

**RO10028 Remove Finlock Gutter**
Remove existing finlock gutter and level with existing walls of the dwelling. Re-align gutters with neighbouring property. Treat timber to receive fascia and soffits.

**RO10029 Fit New PVC-U Fascia board**
Existing fascia's to be removed and replaced with new fascia as per manufacturer's instructions including relevant trims, joints and fittings.

**RO10030 Fit New PVC-U Soffit**
Existing soffits to be removed and replaced with new fascia's as per manufacturer's instructions including relevant trims, joints and fittings. Cut soffit boards to appropriate depth.

**RO10031 Fit New PVC-U Barge Board**
Existing barge boards to be removed and replaced with new barge boards as per manufacturer's instructions including relevant trims, joints and fittings. Barge boards at gable ends require a gable ladder or other suitable timbers to provide adequate fixing.

**RO10032 Renew PVC-U cladding** [1]
Remove any existing cladding if necessary and make good brickwork. Fit new framework to masonry walls and battens round openings. Fix starter trims, vertical trims and horizontal trims in accordance with manufacturer's instructions. Cut cladding to size required and fix according to manufacturer's instructions.

**RO10033 Repainting external timber painting n.e 300mm wide**
Suitably prepare, fill, sand, wash and apply 2 coat undercoat and 2 coats external gloss paint to timber. Paint to be of premium quality and agreed with the Customer.

**RO10034 Reflaunch chimney up to 1200mm**
Remove all loose flaking mortar around chimney pots, prepare surface and reflaunch. Build up to provide suitable falls. Carry out Spillage Test and provide CP12 certificate to Customer on completion. Please note that for chimney work, additional chimney scaffold will not be required as the roof will have been stripped as part of an overall roofing scheme.

**RO10035 Reflaunch chimney from 1200mm to 1800mm**
Remove all loose flaking mortar around chimney pots, prepare surface and reflaunch. Build up to provide suitable falls. Carry out Spillage Test and provide CP12 certificate to Customer on completion. Please note that for chimney work, additional chimney scaffold will not be required as the roof will have been stripped as part of an overall roofing scheme.

**RO10036 Reflaunch chimney over 1800mm**
Remove all loose flaking mortar around chimney pots, prepare surface and reflaunch. Build up to provide suitable falls. Carry out Spillage Test and provide CP12 certificate to Customer on completion. Please note that for chimney work, additional chimney scaffold will not be required as the roof will have been stripped as part of an overall roofing scheme.

**RO10037 Repoint chimney**
The method for repointing brickwork shall comply with BS 6270-3:1991, '*Code of practice for cleaning and surface repair of buildings*'. Joints shall be raked out to a depth of 25mm and repointed in cement-lime mortar (1:1:6) mixed using a machine.

A colouring agent shall be used in the mortar and the repointing finished with a neat joint to match existing. Please note that for chimney work, additional chimney scaffold will not be required as the roof will have been stripped as part of an overall roofing scheme.

**RO10038 Fit only eaves ventilation system**
Fit eaves ventilation system as supplied by Customer in accordance with manufacturer's instructions. Contractors should note that this is an extra over item.

**RO10039 Supply & Lay loft insulation (overlay)**
Supply & lay insulation over the top of any existing insulation to achieve a minimum thickness of 300mm. Quilt shall be laid at right angles to the line of the joists to the whole of the loft area including attachment to

[1] PVC-U cladding will be provided as a Class 1 material for this item.

rear of loft hatch. Access to the loft space is to be gained via scaffolding and not via the loft access. Allowance should be made for dressing over any appropriate pipework / obstacles in roof space.

Precautions should be taken to ensure that ventilation to roof space area is maintained, particularly at eaves level. All situations where the ceiling to a room is formed by the roof pitch, spaces between roof timbers are to be insulated by either splitting the insulation to an appropriate thickness or by the use of slab insulation to minimum 50mm thickness.

**RO10040 Take down chimney and vent over**
The Contractor shall take down the existing chimney to below roof level; adapt roof timbers as required and roof over, including making good to the roof tiles where disturbed. Install terracotta vent to the redundant flue at roof void level and a plaster / plastic vent to the redundant flue at fireplace level in accordance with manufacturer's instructions.

**RO10041 Renew flue liner in chimney**
The Contractor shall remove existing flue liner where applicable, and install new flue liner and all connections, including plume kit, in accordance with manufacturer's instructions. Include for all making good.

**RO10042 Gas test in accordance with Building Regulations**
The Contractor shall arrange / undertake a gas safety test where required, in accordance with current Building Regulations.

**RO10043 Renew Hopper**
Install new hopper.

**RO10044 Abutment & cover flashing**
Single stepped, code 5, cover over tiles 200mm, upstand cover 75mm min up to water line and a further rise of 85mm cover at the rake from water line to raking & turn-in point, free edges to be clipped suit exposure. Lead abutment and cover flashing over tiles with lead secret gutters.

**RO10045 Lead butterfly junctions**
Complete with sole board & tilting fillet. Code 5, bossed complete with welded gussets.

**RO10046 GRP Bonding Gutter**
Install GRP bonding gutter at party wall intersection as per manufacturers Instruction.

**RO10047 Re-grade insulation at eaves – Mineral Wool**
Supply and fit mineral wool insulation per $m^2$.

**RO10048 Supply and fit new continuous treated softwood timber tilt fillet**
Tilting fillet to suit roof as per Customer's requirements, inclusive of materials.

**RO10049 Renew/repair/replace/extend rafter**
Size to suit, inclusive of materials. Inclusive of removing old & disposing, cut out defective & dispose & renew. Timber to be treated softwood.

**RO10050 Soffit Framing**

Construct new soffit framing inclusive of materials. Remove existing soffit bearers; form new gallows bearers using 75mm x 50mm pressure treated softwood vertical hanger and mechanically fix with stainless screws to 125mm X 50mm pressure treated horizontal bearer. Fix to each rafter foot using stainless steel mechanical fixings. All free edges to be mechanically fixed. All bearers to be lined through and levelled. Where required extend all bearers in to eaves of private properties to allow for secure fixing of soffit boards to adjoining properties.

[2] Bidders are to assume that all asbestos removal items for this Lot are non-notifiable.