DATED 25 FEBRUARY 2026

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PRISCILLA MARY PADLEY

and

THE SECRETARY OF STATE FOR HOUSING, COMMUNITIES AND LOCAL GOVERNMENT

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# AGREEMENT FOR WORKS

relating to

1 Edward Street, Brighton, East Sussex

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BATE & ALBON
SOLICITORS
incorporating lewes smith solicitors and property lawyers

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**This deed** is made between:

**PARTIES**

(1) **PRISCILLA MARY PADLEY** of 10 Parkway, Nassington, Peterborough, PE8 6QF (**Landlord**); and

(2) **THE SECRETARY OF STATE FOR HOUSING, COMMUNITIES AND LOCAL GOVERNMENT** on behalf of the Crown of HMCTS Property Directorate, HMCTS Property Team, 102 Petty France, London, SW1H 9AJ (**Tenant**).

**BACKGROUND**

(A) The Landlord is the freehold owner of the Property.

(B) The residue of the term of the Previous Lease is vested in the Tenant.

(C) The Landlord has agreed to grant a new lease of the Property to the Tenant.

(D) As part of that agreement, the Landlord has agreed to carry out the Access Ramp Works and the Basement Repairs and the Tenant has agreed to carry out the Dilapidations on the terms set out in this deed.

**AGREED TERMS**

**1. Interpretation**

The following definitions and rules of interpretation apply in this deed.

1.1 Definitions:

**Access Ramp Works:** access ramp works to be carried out to the Property in accordance with a specification of works prepared by COH Surveyors on 11 September 2024 and annexed to this deed as Annex A.

**Agreed Timeframe:** the period of twelve months commencing on the date of this deed.

**Basement Repairs:** car park re-weathering and repair works to be carried out to the Property in accordance with a specification of works prepared by COH Surveyors in October 2024 and annexed to this deed as Annex B.

**Building Contractor:** such suitably experienced and competent building contractor as may be appointed by the Landlord to carry out the Landlord's Works and approved by the Tenant (such approval not to be unreasonably withheld or delayed), together with any replacement building contractor that may be appointed by the Landlord in accordance with the terms of the relevant building contract and approved by the Tenant (such approval not to be unreasonably withheld or delayed).

**Certificate of Making Good:** the Contract Administrator's certificate or written statement issued in accordance with the relevant building contract certifying that any defects, shrinkages

or faults appearing in the Landlord's Works and notified to the Landlord in writing during the Rectification Period have been made good.

**Contract Administrator**: such suitably qualified and experienced person as may be appointed as the contract administrator for the time being by the Landlord in relation to this deed and the relevant building contract.

**CDM Regulations**: the Construction (Design and Management) Regulations 2015 (SI 2015/51).

**Dilapidations:** breaches of the Tenant's repairing obligations under the Previous Lease as identified in a schedule of dilapidations prepared by COH Surveyors on 18 September 2024 and annexed to this deed as Annex C.

**Landlord's Works**: the Access Ramp Works and the Basement Repairs.

**Lease:** a lease of the Property dated on the same day as this deed and made between the parties to this deed.

**Long Stop Dates:** each of the dates specified for completion of the Landlord's Works in clause 2.11(a) and **Long Stop Date** shall mean either one of them as the context requires.

**Non-Urgent Works:** all Dilapidations which are not categorised as Urgent Works for the purposes of this deed.

**Practical Completion Certificate**: the Contract Administrator's certificate or written statement issued in accordance with the relevant building contract certifying that the Landlord's Works (or any part of them) are practically complete according to the terms of the relevant building contract and setting out the date on which practical completion occurred.

**Practical Completion Date**: the date stated in the Practical Completion Certificate.

**Previous Lease**: a lease of the Property dated 24 March 2000 made between (1) Phillips & Drew Fund Management Limited and (2) The Secretary of State for the Environment, Transport and the Regions including any deed, licence, consent, approval or other instrument supplemental or collateral to it.

**Property**: the property known as 1 Edward Street, Brighton, East Sussex as more particularly described in and demised by the Lease.

**Rectification Period**: the defects liability period or rectification period for the making good of defects, shrinkages or other faults in the Landlord's Works which shall be at least 12 months from the relevant Practical Completion Date (each element of the Landlord's Works having its own Rectification Period).

**Repairs Schedule:** the schedule of urgent repairs annexed to this deed as Annex D.

**Tenant's Representative:** means the individual appointed by the Tenant pursuant to clause 2.4, who is authorised to liaise with the Landlord and the Landlord's agent, and to receive and give notices, consents, and approvals on behalf of the Tenant in relation to the scheduling of the Access Ramp Works and the Basement Repairs.

**Term**: the term of the Lease.

**Urgent Works:** the repairing works identified in the Repairs Schedule.

**VAT**: value added tax or any equivalent tax chargeable in the UK.

1.2 The Annexes form part of this deed and shall have effect as if set out in full in the body of this deed. Any reference to **this deed** is a reference to this deed and includes the Annexes.

1.3 Unless the context otherwise requires, references to clauses and Annexes are to the clauses and Annexes of this deed.

1.4 Clause and Annex headings shall not affect the interpretation of this deed.

1.5 A reference to:

(a) the **Landlord** includes a reference to the person entitled to the immediate reversion to the Lease; and

(b) the **Tenant** includes a reference to its successors in title and assigns.

1.6 A **person** includes a natural person, corporate or unincorporated body (whether or not having separate legal personality).

1.7 Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.

1.8 Any obligation on a party to this deed not to do something includes an obligation not to allow that thing to be done and an obligation to use best endeavours to prevent that thing being done by another person.

1.9 Unless the context otherwise requires, references to the **Property** are to the whole and any part of it.

1.10 Unless the context otherwise requires, any words following the terms **including**, **include**, **in particular**, **for example** or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms.

1.11 A reference to **writing** or **written** excludes fax and email.

1.12 Unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular.

1.13 A **working day** is any day which is not a Saturday, a Sunday, a bank holiday or a public holiday in England.

1.14 Unless expressly provided otherwise in this deed, a reference to legislation or a legislative provision is a reference to it as amended, extended or re-enacted from time to time.

1.15 Unless expressly provided otherwise in this deed, a reference to legislation or a legislative provision shall include all subordinate legislation made from time to time under that legislation or legislative provision.

1.16 If any provision or part-provision of this deed is or becomes invalid, illegal or unenforceable, it shall be deemed deleted, but that shall not affect the validity and enforceability of the rest of this deed.

**2. Landlord's Works**

2.1 The Landlord will carry out the Access Ramp Works at the Property:

(a) promptly and with due diligence;

(b) in a good and workmanlike manner; and

(c) using materials of good quality that are appropriate for their intended use.

2.2 The Landlord will carry out the Basement Repairs at the Property:

(a) promptly and with due diligence;

(b) in a good and workmanlike manner; and

(c) using materials of good quality that are appropriate for their intended use.

2.3 The Landlord shall carry out the Access Ramp Works and the Basement Repairs outside of the Tenant's usual business hours where this is reasonably necessary to avoid material disruption to the Tenant's business. The Tenant shall however act reasonably and in good faith to permit such works to be carried out during usual business hours where this would not materially interfere with the Tenant's operations or compromise health and safety.

2.4 On or before completion of this Deed, the Tenant shall appoint a Tenant's Representative and provide the Landlord with their contact details (including email and telephone). The Tenant shall ensure that the Tenant's Representative liaises with the Landlord to facilitate the timely carrying out of the Access Ramp Works and the Basement Repairs without materially disrupting the Tenant's business. The Tenant's Representative shall be authorised to receive and give notices, consents, and approvals on behalf of the Tenant in relation to the scheduling of the Access Ramp Works and the Basement Repairs. Any replacement of the Tenant's Representative shall not be effective until the Tenant has given written notice to the Landlord, including the replacement's contact details.

2.5 Subject to clause 2.3 the Tenant shall permit the Landlord together with its agents, contractors, and employees, to enter the Property at reasonable and proper times after giving to the Tenant no less than 48 hours' prior written notice (except in an emergency) of any intended entry onto the Property for the purposes of carrying out the Access Ramp Works and the Basement Repairs. Such notice shall include:

(a) the nature and scope of the works to be undertaken;

(b) the expected start date and duration;

(c) the proposed working hours; and

(d) the details of any contractors or personnel who will require access.

2.6 The Landlord shall ensure that any contractors or personnel engaged to carry out works at the Property:

(a) comply with all applicable laws, regulations, and health and safety requirements;

(b) comply with their obligations under the CDM Regulations;

(c) conduct themselves in a professional and courteous manner;

(d) do not unreasonably interfere with the Tenant's use and enjoyment of the Property or access thereto; and

(e) observe any reasonable site rules, or security procedures, notified by the Tenant in advance.

2.7 The Landlord shall ensure that all contractors engaged to carry out works at the Property:

(a) maintain appropriate and adequate insurance cover, including public liability insurance, employer's liability insurance, and any other insurances reasonably required, with reputable insurers and for levels of cover appropriate to the nature of the works; and

(b) provide evidence of such insurance to the Tenant upon reasonable request.

2.8 The Landlord shall remain responsible for the acts and omissions of its contractors and shall indemnify the Tenant against any loss, damage, or liability incurred as a result of the negligence, default, or misconduct of the Landlord's contractors, except to the extent caused by the Tenant's own act or omission.

**2.9 Practical Completion**

(a) The Landlord shall procure that the terms of the Contract Administrator's professional appointment require the Contract Administrator to act impartially when exercising the power to issue certificates and award extensions of time under the relevant building contract and this deed.

(b) The Landlord shall use reasonable endeavours to procure that the Contract Administrator:

(i) gives at least 5 working days' notice to the Tenant of the Contract Administrator's intention to inspect each element of the Landlord's Works for the purpose of issuing any Practical Completion Certificate and allows the Tenant to attend the inspection and make representations either during the inspection or in writing immediately thereafter; and

(ii) without fettering the discretion of the Contract Administrator in carrying out duties under the relevant building contract, takes proper account of any representations that are made in accordance with Clause 2.9(b)(i) when considering whether to issue each Practical Completion Certificate.

(c) The Landlord shall procure that the Contract Administrator gives a copy of every Practical Completion Certificate to the Tenant as soon as practicable after its issue.

(d) The issue of the Practical Completion Certificate shall be conclusive evidence binding on the parties that the relevant element of the Landlord's Works have been completed in accordance with the terms of this deed, subject to the Landlord's obligations during the Rectification Period.

**2.10 Rectification Period**

(a) The Landlord shall remedy any defects, shrinkages or faults appearing in the Landlord's Works and notified to the Landlord in writing during any Rectification Period.

(b) During the Rectification Period, the Tenant may make written representations to the Contract Administrator identifying defects, shrinkages or faults in the Landlord's Works. Without fettering the discretion of the Contract Administrator in carrying out duties under the relevant building contract, the Landlord shall use reasonable endeavours to ensure that the Contract Administrator takes proper account of any such representations.

(c) The Landlord shall use all reasonable endeavours to procure that the Contract Administrator:

(i) gives at least 5 working days' notice to the Tenant of the Contract Administrator's intention to inspect each element of the Landlord's Works for the purpose of issuing any Certificate of Making Good and allows the Tenant to attend the inspection and make representations either during the inspection or in writing immediately thereafter; and

(ii) without fettering the discretion of the Contract Administrator in carrying out duties under the relevant building contract, takes proper account of any representations that are made in accordance with Clause 2.10(c)(i) when considering whether to issue any Certificate of Making Good.

(d) The Landlord shall procure that the Contract Administrator gives a copy of every Certificate of Making Good to the Tenant as soon as practicable after its issue.

**2.11 Long Stop Dates**

(a) Subject to clause 2.11(b), if:

(i) the Practical Completion Date in relation to the Access Ramp Works has not occurred by 4.00 pm on 25 FEBRUARY 2029; and/or

(ii) the Practical Completion Date in relation to the Basement Repairs has not occurred by 4.00 pm on 25 FEBRUARY 2027,

the Tenant may, at any time thereafter (but before the relevant Practical Completion Date) give written notice to the Landlord that, unless the relevant Practical Completion Date occurs within 20 working days of service of that notice (time being of the essence), it may terminate this deed. If the Practical Completion Date does not occur within 20 working days of service of that notice, then the Tenant, by further written notice, terminate this deed with immediate effect.

(b) If the relevant Practical Completion Date has not occurred by the relevant Long Stop Date due to any circumstances beyond the reasonable control of the Landlord (including, without limitation, any event, matter, or circumstance which would entitle the relevant Building Contractor to an extension of time under the terms of any underlying building contract relating to the Landlord's Works or in circumstances where the Tenant is unable to accommodate the carrying out of works during usual business hours), then the Long Stop Date shall be automatically extended by a period equal to the delay caused by such circumstances, provided that the Landlord shall procure that the Contract Administrator shall notify the Tenant's Representative as soon as reasonably practicable after becoming aware of the relevant delay, giving reasonable details of the cause and likely extent of such delay.

2.12 **Insurance**

(a) From the date of this deed until the relevant Practical Completion Date, in addition to the parties' insurance obligations under the Lease, the Landlord shall insure or shall, at its own cost, procure that the Building Contractor insures the Landlord's Works on customary contractors' all risks terms.

(b) In the event of any loss or damage occurring before the Practical Completion Date to the Landlord's Works, plant, materials or goods so insured, the Landlord shall procure that their reinstatement or replacement is carried out diligently and with all reasonable speed. The Landlord shall apply the proceeds of the insurance towards such reinstatement or replacement and shall make good any deficiency out of the Landlord's own funds.

(c) The Landlord and the Tenant mutually agree not to do or permit anything to be done, or omit to do or permit any omission, that they are aware, or that a reasonable person would be aware, might render any insurance policy required by this clause 2.12 void or voidable (provided that, in the Tenant's case, the Landlord has provided the Tenant with full details of the terms and conditions of such insurance).

**3. Keyholders and emergency contact details**

The Tenant must provide to the Landlord in writing the names, addresses and telephone numbers of at least two people who each:

(a) hold a full set of keys for the Property;

(b) hold all the access codes for the Tenant's security systems (if any) at the Property; and

(c) may be contacted in case of emergency at any time outside the Tenant's usual business hours.

## 4. Dilapidations

4.1 The Landlord and Tenant have identified certain works required to remedy the Dilapidations and those works have been divided into two categories:

(a) **Urgent Works**, being those items which the parties agree must be completed within the Agreed Timeframe.

(b) **Non-Urgent Works**, being those items that the Tenant may carry out progressively during the Term.

4.2 The Tenant shall carry out the Urgent Works at its own cost, to a good and workmanlike standard using materials of good quality that are fit for purpose, within the Agreed Timeframe (or such extended period as the Landlord may agree in writing, acting reasonably). The Landlord shall have the right to inspect the progress of the Urgent Works on reasonable prior notice.

4.3 The Tenant shall carry out the Non-Urgent Works in accordance with its general repair and maintenance obligations under the Lease and shall ensure that all such works are completed within reasonable timescales having regard to the nature of the works and, in any event, no later than the expiry or earlier termination of the Term.

## 5. Compliance with laws

In carrying out the Urgent Repairs and the Non-Urgent Repairs, the Tenant must:

(a) comply with all laws relating to the works and all materials kept at or disposed of from the Property in the carrying out of those works.

(b) comply with its obligations under the CDM Regulations;

(c) maintain the health and safety file for the Property in accordance with the CDM Regulations;

(d) give that health and safety file to the Landlord at the end of the Term; and

(e) supply all information to the Landlord that the Landlord reasonably requires from time to time to comply with the Landlord's obligations under the CDM Regulations.

## 6. Notices

6.1 Except where this deed specifically states that a notice need not be in writing, any notice given under or in connection with this deed shall be in writing and given:

(a) by hand:

(i) if the party is a company incorporated in the United Kingdom, at that party's registered office address;

(ii) if the party is a company not incorporated in the United Kingdom, at that party's principal place of business in the United Kingdom; or

(iii) in any other case, at that party's last known place of abode or business in the United Kingdom; or

(b) by pre-paid first-class post or other next working day delivery service:

(i) if the party is a company incorporated in the United Kingdom, at that party's registered office address;

(ii) if the party is a company not incorporated in the United Kingdom, at that party's principal place of business in the United Kingdom; or

(iii) in any other case, at that party's last known place of abode or business in the United Kingdom.

6.2 A notice served on the Tenant shall be validly served by being forwarded by registered or recorded deliver post to it at HMCTS Property Directorate, HMCTS Property Team, 102 Petty France, London, SW1H 9AJ or such other address as the Tenant shall notify in writing to the Landlord.

6.3 If a notice complies with the criteria in clause 6.1, whether or not this deed requires that notice to be in writing, it shall be deemed to have been received if:

(a) delivered by hand, at the time the notice is left at the proper address; or

(b) sent by pre-paid first-class post or other next working day delivery service, on the second working day after posting.

6.4 This clause does not apply to the service of any proceedings or other documents in any legal action or, where applicable, any arbitration or other method of dispute resolution.

**7. VAT**

7.1 All sums payable by either party under or in connection with this deed are exclusive of any VAT that may be chargeable.

7.2 A party to this deed must pay VAT in respect of all taxable supplies made to that party in connection with this deed on the due date for making any payment or, if earlier, the date on which that supply is made for VAT purposes.

7.3 Every obligation on either party, under or in connection with this deed, to pay any sum by way of a refund or indemnity, includes an obligation to pay an amount equal to any VAT incurred on that sum by the receiving party (except to the extent that the receiving party obtains credit for such VAT).

**8. Joint and several liability**

Where a party comprises more than one person, those persons shall be jointly and severally liable for the obligations and liabilities of that party arising under this deed. The party to whom those obligations and liabilities are owed may take action against, or release or compromise

the liability of, or grant time or other indulgence to, any one of those persons without affecting the liability of any other of them.

**9. Contracts (Rights of Third Parties) Act 1999**

This deed does not give rise to any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this deed.

**10. Governing Law**

This deed and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation shall be governed by and construed in accordance with the law of England and Wales.

**11. Jurisdiction**

Each party irrevocably agrees that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with this deed or its subject matter or formation.

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

**Annex A– Access Ramp Works**

**SPECIFICATION FOR**

**ACCESS RAMP WORKS TO BE CARRIED OUT AT**

**1 EDWARD STREET (BRIGHTON FAMILY CENTRE), BRIGHTON, BN2 0JD**

**FOR**

**MRS PRISCILLA PADLEY**


**COH surveyors**
Crowther Overton-Hart

2B Chanctonfold, Horsham Road, Steyning, West Sussex BN44 3AA
Telephone: 01903 816290
E-mail: reception@cohsurveyors.co.uk



**ISSUED: 11 September 2024**

**JOB NO: 1557.22**

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- 1557.22.01 – Existing Plan
- 1557.22.02 – Proposed Plan
- 1557.22.03 – Proposed Section

**SWP drawings:**

- 8757-SWP-Z1-GF-DP-S-1001 P1
- 8757-SWP-Z1-GF-DP-S-1002 P1
- E8757 - SK 01 - Section through front bay 14 12 22

## SECTION 1

## PRELIMINARIES

## PART 1 - PREAMBLES

### Project Description

A. The project consists of access ramp works. All works are to be carried out at 1 Edward Street, Brighton, East Sussex, BN2 0JD.

B. The works are planned to commence during Winter 2024/25. All works are required to be completed promptly, and in line with the selected contractor's programme of works.

### The Preliminaries

C. The information contained within these Preliminaries shall be deemed to override all other Preliminaries. The requirement of this document and all other documents will be additive.

### Contract Documents

D. All drawings and other documents referred to in the Recitals as forming the Contract Documents are complementary and together set out the total extent of the Works. No claim for additional sums or for any extension of time will be accepted as a result of reading any drawing or document in isolation to the remainder.

### Execution

E. The Contract will be executed under hand.

### Site Visit

F. Before tendering: Ascertain the nature of the site, access thereto and all local conditions and restrictions likely to affect the execution of the Works, in particular those concerning the extent and nature of the Works, the conditions under which the Works will be carried out with specific reference to the programme, physical restrictions and site conditions, existing services and services connections, noise restrictions, the relevant local authorities and the Contract Administrator's (CA's) constraints and requirements. The Contractor should also make all necessary allowances for the conditions affecting the supply of labour and materials, and any other matter which may affect the tender, including site access, parking, unloading and site clearance restrictions. No claims arising out of misunderstanding, lack of knowledge or neglect to take the above matters into account will be entertained as the Contractor will be deemed to have visited and inspected the site.

**TO COLLECTION: £** _____

**Tender**

A. 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.

**Scope**

B. The tender submission from the Contractor must include a fully priced document, a programme, a form of tender, a detailed method statement detailing the Contractor's week-by-week approach to the project, a list of personnel, analysis of any proposed working outside normal working hours and method statement for noisy work, and a list of sub-contractors and manufacturing suppliers that the company will appoint to undertake any part of the works.

**Exclusions**

C. Inability to tender: Immediately inform the CA if any part of the work as defined in the tender documents cannot be tendered.

**Pricing of Specification**

D. In pricing the specification, the Contractor shall include for all works referred to in any of the Contract documents which is deemed necessary to complete the works to the satisfaction of the CA.

E. Notwithstanding whether it is mentioned in the specification, the Contractor shall ensure that at tender stage he has sufficient information and shall allow in his pricing and in his programme, for all necessary, samples, prototypes, submission for and obtaining of approval in writing from the CA, to enable the work to be fully completed.

F. The Contractor is directed to price each individual item in the specification and not to insert lump sum totals.

G. The description of items of work shall be read in conjunction with the other parts of this document, including the Preliminaries, and any other tender documentation.

H. The Contractor is responsible for ascertaining the exact nature and scope of the works and he will be deemed to have allowed in his prices for everything necessary to carry out the works in a safe and competent manner to the reasonable satisfaction of the CA, including all necessary out of hours working.

**TO COLLECTION: £** _____

A. Only the main items of work are described. Associated items are deemed to be included within the main items of work (e.g. architraves, stops, frames, nosings, corner beadings, fixings or trims of any kind, lintels, packing to achieve plumb or flat level surface or line, surface preparations, narrow widths, labours, cutting around openings, working around services or in high areas, provision of templates, etc.). The Contractor shall allow in his price for all that is necessary and for all costs in connection with the carrying out of the works.

B. Where the Contractor is fixing items supplied by others, his price shall include for unloading, storing, hoisting, placing in position, fixing, including the supply of fixings where not provided, cleaning, including the removal of all protective tapes and the return or disposal of all waste materials packaging where appropriate.

C. Clearing away of old materials and debris from the site is deemed to be included with the items to which they relate.

D. The Contractor is required to take particular care in relation to the existing services including those that relate to areas outside of the site boundaries and he shall allow for this, at all stages of the project.

E. The Contractor is to carefully check all quotations obtained from sub-contractors, manufacturers, fabricators or suppliers to ensure that they comply in every respect with the details contained within his tender documentation. The Contractor is to take full responsibility and allow for all shortfall or variations required to the quotations in order to achieve such compliance.

**Priced Documents**

F. Alterations: Do not alter or qualify the priced documents without written consent. Tenders containing unauthorised alterations or qualifications may be rejected.

G. Measurements: Where not stated, ascertain from the drawings.

H. Deemed Included: Costs relating to items, which are not priced, will be deemed to have been included elsewhere in the tender.

I. The Employer reserves the right to omit any of the items of work within the specification, inclusive of profit currently included by way of specified or scheduled items or provisional sums.

**Tendering Procedure**

J. General: In accordance with JCT Practice Note 6 (Series 2) 'Main Contract Tendering'.

K. Errors: Alternative 2 is to apply.

**TO COLLECTION: £** _____

**Acceptance of Tender**

A. The Employer and Employer's representatives offer no guarantee that the tender will be accepted and they will not be responsible for any costs incurred in its preparation.

B. Should there be any doubt or ambiguity as to the meaning of the Conditions of Contract, specification, contract drawings or any part thereof, or as to anything to be done or not to be done by the Contractor or as to any other matter, the Contractor should ask for the necessary information before tendering.

C. The Contractor will be expected to fix and keep their tender price for the proposed commencement of work in Winter 2024/25.

**Tendering and Sub-Letting**

D. The Contractor shall provide all necessary general and special attendance on sub-contractors including any named in the specification below including:

- Use of standard scaffolding, special scaffolding and mechanical hoist facilities;
- Provision of adequate mess rooms, sanitary accommodation and welfare facilities;
- Provision of space for office and workshop accommodation for storage of plant and materials;
- Provision of water and provision of adequate temporary lighting;
- Provision of socket outlets to within 15 metres of any work position and electric current for plug-in hand tools rated up to 3kW each;
- Taking delivery, unloading, placing in secure storage and in correct conditions and hoisting materials, goods and equipment brought to the site including provision of crane where necessary (including operator and fuel) and generally moving heavy items of equipment;
- Placing in position and protection of materials/articles after fixing;
- Clearing away rubbish;
- Use of telephone (including cost of calls) and IT equipment for the purposes of sending electronic mail.

**TO COLLECTION: £** _____

**The Works**

A. The Contractor is to allow for undertaking the works in accordance with his programme including the works which are described as being carried out by others.

B. The Contractor is to ensure that he complies fully with all requirements of the CA and the Employer with regard to use of the site and environs and his attention is drawn to the fact that noise and pollution control, including control of dust, vibration and removal of debris and strict management of the use of external and access areas will be extremely important factors in relation to the Employer throughout the period of the Works. Allow for undertaking all noisy operations out of hours.

C. In the event that the Contractor receives a complaint from the Employer as a result of noisy work, vibration or other nuisance or disturbance, he shall immediately cease the offending operation, contact the CA and re-programme the relevant work. All costs in connection with complying with this requirement are to be included within the Contractor's tender. The Contractor shall note that the subject building is fully occupied at all times and ensure that health and safety risks to occupiers and visitors are managed.

**Existing Building**

D. The Contractor will be deemed to have carried out a sufficient inspection of the existing building so as to determine its construction prior to demolition and/or alteration works.

**Quality**

E. A high level of quality is required.

**Temporary Works**

F. The contractor shall at all times remain responsible for the design and installation of all temporary works.

**TO COLLECTION: £** _____

**Construction (Design and Management) Regulations:**

**Duties of Principal Contractor**

A. With his role as the Principal Contractor, the Contractor will be required to maintain CDM oversight and accept responsibility for all Works which are being carried out on site, including works by others who are directly employed and this must be allowed for within his tender. Other key duties include:

- Produce prior to commencement, develop and implement the construction phase health and safety plan;
- Arrange for competent and adequately resourced contractors to carry out the work where it is sub-contracted;
- Ensure the co-ordination and co-operation of contractors;
- Obtain from contractors the main findings of their risk assessments and details of how they intend to carry out high risk operations;
- Ensure that contractors have information about risks on site;
- Ensure that workers on site have been given adequate training;
- Ensure that contractors and workers comply with any site rules which may have been set out in the health and safety plan;
- Monitor health and safety performance;
- Ensure that all workers are properly informed and consulted;
- Make sure only authorised people are allowed onto the site;
- Display the notification of the project to HSE.

B. The Contractor shall include within his price for executing all his obligations under the Construction (Design & Management) Regulations 2015 including the production and maintenance of a Construction Phase Health & Safety Plan for the duration of the works.

C. Before completion, the Contractor shall liaise with the Principal Designer with regard to the production of a Preliminary Health & Safety File and O&M Manuals. The Contractor shall as part of Practical Completion produce two copies in pdf format for the Principal Designer and the Client.

**TO COLLECTION: £** _____

**Safety, Health and Welfare**

A. The Contractor must provide for all costs and charges incurred by complying with all safety, health and welfare regulations, appertaining to all workpeople employed on the site including those employed by all sub-contractors. Such accommodation as the Contractor is required to provide is to be cleared away on completion and the area made good.

**Compliance**

B. The Contractor is to ensure that he complies fully with all requirements of the CA and the Employer with regard to use of the site and environs and his attention is drawn to the fact that noise and pollution control, including control of dust, vibration and removal of debris and strict management of the use of external and access areas will be extremely important factors in relation to the Employer throughout the period of the works.

C. Should a nuisance arise, the Contractor shall indemnify the Employer from and against any liability whatsoever. There shall be no entitlement or any reimbursement from the Employer for any costs, damage or loss and expense suffered as a result of the Contractor's compliance or non-compliance with these requirements nor for any extension of time for delays similarly caused as the Contractor shall be deemed to have formed his own opinion as to the risks involved and to have accepted full responsibility, therefore. Care is to be exercised in connection with any works which are being carried out by the Employer or by the Employer's persons.

**Co-ordination of Sub-Contractors and Directly Engaged Contractors Activities**:

D. As part of the obligations under this contract and various sub-contracts, the Contractor will ultimately be responsible for the co-ordination of the activities of all Sub-Contractors and others engaged directly by the Employer, including builder's work. He shall ensure that all Sub-Contractors and others engaged directly by the Employer are aware of the requirements of his programme insofar as work on site and the issue of information is concerned.

E. The Contractor will be fully responsible for the work of all Sub-Contractors including the progressing of any design work that may be necessary to enable Sub-Contractors or suppliers to comply with the contract programme and he shall ensure that drawings are submitted in sufficient time for consideration and comment by the CA before the work is put in hand.

**TO COLLECTION: £** _____

**Instructions**

A. Under the contract the CA is the only person who may give instructions to alter or amend the work in any way. Should any other person, local authority, surveyor, engineer, agent, the Employer, etc., give any instructions, such instructions shall be confirmed to the CA and their approval obtained in writing before any action is taken thereon, except in emergency compliance with statutory obligations in which case the contractor shall immediately inform the CA of the action being taken to comply with the statutory obligation.

**Insurance Claims**

B. Notice: If any event occurs which may give rise to any claim or proceedings 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 and the Insurers.

C. Failure to notify: Indemnify the Employer against any loss which may be caused by failure to give such notice.

**Ownership**

D. Materials arising from the demolitions are to become the property of the Contractor except where otherwise stated. Remove from site as works proceed.

**Climatic Conditions**

E. Information: Record accurately and retain:

1) Daily maximum and minimum air temperatures (including overnight).

2) Delays due to adverse weather, including description of the weather, types of work affected and number of hours lost.

**Programme**

F. 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) Planning and mobilisation by the Contractor.

2) Earliest and latest start and finish dates for each activity and identification of all critical activities.

3) Running in, adjustment, commissioning and testing of all engineering services and installations.

**TO COLLECTION: £** _____

4) Work by or on behalf of the Employer and concurrent with the Contract. The nature and scope of which, the relationship with preceding and following work and any relevant limitations are suitably defined in the Contract documents.

5) All noisy work.

6) Critical dates for ordering of the materials and goods:

A. Exclusions: Where and to the extent that the programme has implications for work which is not so defined or are impossible to assess, the Contractor should exclude it and confirm this when submitting the programme. The Programme must show earliest and latest start and finish dates for each activity and identify all critical activities. It must be a detailed bar chart unless agreed otherwise. Submit: within five days of appointment.

**Schedule of Information Required**

B. Within two working days of receiving a 'Letter of Intent' to proceed with the works, the Contractor shall issue a Schedule of Dates for information required indicating dates when information, drawings and any orders and samples are required for the implementation of the programme.

**Contractor's Progress Report**

C. General: Submit a progress report at each site meeting.

D. Content: Notwithstanding the Contractor's obligations under the Contract, the report must include:

1) A progress statement by reference to the master programme for the works.

2) Details of any matters materially affecting the regular progress of the works.

3) Sub-Contractors and suppliers progress reports.

4) Any requirements for further drawings or details or instructions to fulfil any obligations under the Conditions of the Contract.

5) Any outstanding items requiring CA's instructions.

**Contractor's Site Meetings**

E. General: Hold meetings with appropriate sub-contractors and suppliers shortly before main site meetings to facilitate accurate reporting of progress.

**TO COLLECTION: £** _____

**Site Meetings**

A. Site meetings will be held when required by the CA. The Contractor shall attend such meetings and is to inform Sub-Contractors when their presence is required. The Contract Administrator will be responsible for the production and circulation of minutes of site meetings.

**Notice of Completion/Practical Completion**

B. Requirement: Give notice of the anticipated dates of completion of the whole or parts of the works as applicable.

C. Practical Completion shall only be certified after the completion of all finishes including decorating to a standard ready for occupation. All services and facilities are complete and functioning satisfactorily.

D. The issue of the Certificate of Practical Completion shall be subject to the satisfactory provision of all formal approval documents from the EHO and Building Control and the provision of all Operating and Maintenance manuals. The Contractor is to allow for all costs which he considers may be involved in meeting this requirement in his tender price.

E. Immediately prior to the date of completion, the CA shall present to the Contractor a snagging list of defects or minor outstanding works and the Contractor shall be required to complete any works that are contained within this list within 14 days.

F. The snagging schedule shall not be an extensive list of defects and uncompleted work. The Contractor is responsible for ensuring the work is practically complete to include the following:

1) Decorations completed to a satisfactory standard.

2) All the finishes in place and ready for occupation by the Employer.

3) All services tested and operating satisfactorily.

**Daywork Vouchers**

G. Before commencing work: Give reasonable notice to person countersigning daywork vouchers.

H. Content: Before delivery each voucher must be:

1) Referenced by the instruction under which the work was authorised.

2) Signed by the Contractor's person in charge, as evidence that the operatives' names, the time daily spent on each and the equipment and products employed are correct.

**TO COLLECTION: £** _____

A. Submit: By the end of the week in which the work has been executed.

**Interim Valuations**

B. Applications: Include details of amounts due under the Contract together with all necessary supporting information.

C. Submission: At least seven days before established dates.

D. The Contractor is to note that the preliminaries will be value related, that is, taken as a percentage of the building works carried out when being included for payment in interim valuations and he is to make full allowance for this within his tender.

**Preliminaries**

E. The Contractor is to provide a breakdown of the elements of his preliminary costs including separation of ongoing charges for hire and rental and the ongoing costs of providing a resident Site Agent.

**Public Holidays**

F. The Contractor shall only allow the statutory Bank Holidays and normal Holidays-with-Pay as agreed with his workmen during the course of this contract.

**Drawings**

G. COH drawings:

- 1557.22.01 – Existing Plan
- 1557.22.02 – Proposed Plan
- 1557.22.03 – Proposed Section

SWP drawings:

- 8757-SWP-Z1-GF-DP-S-1001 P1
- 8757-SWP-Z1-GF-DP-S-1002 P1
- E8757 - SK 01 - Section through front bay 14 12 22

**Inspection of Insurance Policies**

H. The Contractor shall, before taking possession of the site, produce his insurance policies together with current premium receipts for inspection by the CA and he shall not enter onto the site until these have been acknowledged as satisfactory.

**TO COLLECTION: £** _____

**Plant, Tools and Vehicles**

A. The Contractor is to provide all plant, tools and vehicles necessary for the safe, expeditious and proper execution and completion of the works.

**Notices and Fees**

B. The Contractor must give all notices required by any Act of Parliament, Regulations or Bylaws of any Local Authority or Public Service Company or Authority and pay and indemnify the Authority against any fees, charges, rates or taxes legally demandable, including those on temporary buildings.

**Setting out the Works**

C. The Contractor shall set out the work accurately to the true intent and meaning of the drawings, and provide all instruments, lines, apparatus and other things required for setting out. The Contractor will be held responsible for the accuracy of the setting out and shall amend any errors arising from inaccuracy.

D. Dimensions for fittings shall be taken from the job and set out accordingly. Details will be dimensioned on this understanding. Any discrepancy between the drawings and the Specification or between drawings shall be immediately referred to the CA and the point decided by him/her prior to the work being put in hand.

E. All figured dimensions are to be worked to in preference to scaling the drawings, and all large-scale drawings to be worked to in preference to those of smaller scale. All dimensions and levels are to be taken where necessary from the existing works and site.

**Contractor's Representative**

F. The Contractor must keep on the Works during all working hours, a competent person in charge of the supervision of this contract. He must be experienced in the supervision of all trades. The person in charge must give all necessary superintendence during the execution of the works and all assistance to the CA as required. Any instructions given to him by the CA shall be deemed to have been issued to the Contractor.

**TO COLLECTION: £** _____

**Labour-On-Costs**

A. The Contractor shall provide for all costs, payments and charges in respect of all workpeople for:

- National Insurance Contributions.
- Pensions.
- Annual and Public Holidays.
- Travelling Time, Expenses, Fares and Transport.
- Guaranteed Time.
- Non-Productive Time and other expenses in connection with Overtime, Incentive and Bonus Payments.
- Compliance with the National Working Rule Agreement including.
- Dirty Money and Danger Money.
- Any other disbursements arising from the employment of labour, including severance and redundancy payments, sick scheme payments and training levies and payments.

**Safeguarding the Works, Materials and Plant against Damage and Theft**

B. The Contractor shall allow for the safeguarding of the works, materials, fittings and plant, etc., against damage and theft and shall make good any damage or replace any missing items at his own expense. He shall prevent unauthorised persons from trespassing on the site.

**Maintenance of Public and Private Roads and Services**

C. The Contractor is to be responsible for all damage that may arise to the existing public and private roadways, yards, passageways, kerbs, channels, drains, footpaths, mains, cables, pipes, etc., through the works or from cartage of materials to or from the works and shall make good all damage and pay all claims legally demanded for same. He shall keep roads and paths which adjoin or traverse the site free from mud, soil, etc., due to the works, and must ensure that no nuisance or obstruction arises from building or carting operations.

D. The Contractor shall be responsible for keeping all persons under his control including men employed by Sub-Contractors within the limits of the site and will be liable for all damage to adjoining premises and property by workmen, lorries or from any other causes whatsoever and shall indemnify the Employer from any claim which may arise consequent upon any such trespass.

**TO COLLECTION: £** _____

A. He shall ensure that when carrying out any works on or to the public highway, precautions for safety are taken in accordance with the "Traffic Safety Code for Roadworks" issued by H M Stationery Office, 1962.

B. He shall be responsible for protecting and upholding all pipes, ducts, sewers, electric and gas mains and other works that may be met with and shall make good damage caused by reason of the works.

**Prevention of Accident or Nuisance**

C. The Contractor is to note the following:

1. No radios are to be used on site.
2. All statutory requirements relating to control of noise levels on site are to be complied with. In addition, the Employer requires noise to be kept to a reasonable minimum at all times.
3. All compressors and percussion tools are to be fitted with the manufacturer's recommended effective silencers.
4. All reasonable precautions are to be taken to prevent loss or damage by fire, and to prevent nuisance from water, smoke, dust, rubbish and other causes.
5. No bonfires will be allowed on site.
6. No smoking is to take place on site unless a dedicated area is provided.
7. No work to commence prior to 8am and all works to be complete by 6pm.
8. No dogs are permitted on site.
9. Parking on site is limited, no more than 2 contractor's vehicles will be permitted on site at any one time unless specifically agreed in advance.

**Discrepancies**

D. The Specification must be read in conjunction with the Drawings as no allowance whatsoever will be made for any discrepancy or error arising because the Contractor failed to do so. If there is any discrepancy between the Specification and Drawings, the Contractor shall consult the CA before executing the work.

**Variations**

E. No extras will be allowed unless substantiated by written order from the CA.

**TO COLLECTION: £** _____

**Labour**

A. The Contractor shall, if so required, deliver weekly to the CA a report as to the number of men employed in each trade.

B. When and where it is found necessary to work overtime, sanction in writing must first be obtained from the CA and any such sanction will only be granted on the understanding that such overtime will not involve the Employer in any payment thereby additional to the Contract Sum.

C. The supply of labour is to be local and the written permission of the CA is to be obtained before imported labour is used. Should it be necessary to import labour, then the Contractor will be responsible for payment of all costs in connection therewith including travelling expenses, lodging allowances, etc.

**Time and Completion**

D. Time is the essence of the contract and the Contractor is to put the works in hand immediately after receiving instructions in writing from the CA and shall complete the whole of the work within the time stated by him in the Form of Tender.

**Provisional Work**

E. The word "Provisional" shall denote a sum of money or a quantity covering work which may be found necessary but of which the nature and extent are not accurately foreseen. No profit shall be added to provisional sums, except as otherwise indicated and such sums will be omitted in their entirety in the final account and the cost of any work ordered will be agreed by the CA. Provisional work is only to be proceeded with when instructions are given by the CA.

**Purchase of Materials**

F. The Employer reserves the right to supply or purchase any materials required for the execution of the contract and pay for same direct to the merchants.

**Materials and Workmanship**

G. All materials to be of the best description and quality and to be approved by the CA and to be in accordance with the appropriate British Standards wherever appropriate. All workmanship throughout is to be of the highest standard, to the reasonable satisfaction of the CA and to be undertaken in a proper and workmanlike manner in accordance with the British Standards Code of Practice and any further instructions, given from time to time, by the CA. Samples of materials, specimen colours, etc., shall be submitted to the CA for approval as required. Where reference is made to a BS number it refers to the British Standards Institution's latest published Specification.

**TO COLLECTION: £** _____

**Water for the Works**

A. The Contractor is to liaise with the Employer regarding the supply of water for the works. It is anticipated that the Contractor will be permitted to use the Landlord's supply.

B. The Contractor shall use clean, fresh water for the works, execute all temporary connections, provide all temporary plumbing for storing and distribution about the site, obtain all licences and permits, pay all fees and charges and conform to all regulations of the local Water Authority, clear away on completion and make good.

**Lighting and Power for the Works**

C. The Contractor is to liaise with the Employer regarding the supply of electricity for the works. It is anticipated that the Contractor will be permitted to use the Landlord's supply.

D. The Contractor shall make all necessary arrangements to provide all lighting and power for the works and work people, execute all temporary connections, provide all temporary arrangements for distribution about the site, conform to all regulations of the local Electricity Board, clear away on completion and make good.

**Temporary Hoardings**

E. The Contractor shall erect such temporary fencing, hoardings, fans, guard-rails, barriers, etc., necessary for the protection of the public and for the proper execution of the works and for meeting the requirements of any local or other authority including applications for pavement licenses and any payments required. He shall provide all requisite day and night watching and lighting together with any warning notices and fuel. Details are listed in the Schedule of Works below.

**General Scaffolding**

F. The Contractor shall provide all general scaffolding for the works, which must be safe, secure and approved by the HSE. Scaffolding shall be promptly removed upon completion of works.

**Use of MEWP's**

G. The Contractor shall be responsible for the selection, management and use of any Mobile Elevating Working Platforms (MEWPs) for the works, which must be safe secure, correctly maintained and safe and approved by the HSE.

**TO COLLECTION: £** _____

**Protecting from Weather**

A. The Contractor shall provide all necessary tarpaulins, sacking, boarding or other coverings, temporary gutters, down-chutes, drains, soakaways, etc., as required for the protection of materials and works which may be damaged by storm, rain, snow, frost, or other inclement weather.

**Work in Inclement Weather**

B. The Contractor shall use constantly his best endeavours to prevent delay due to frost, cold weather, ice and snow and shall do all that may reasonably be required to the satisfaction of the CA to proceed with the works. A guide to approved measures to enable works to proceed in bad weather is given in the booklet "Winter Building" published by HMSO and the Contractor is to use all reasonable and approved building aids and methods to prevent or minimise delays during cold and inclement weather.

**Drying the Works**

C. The Contractor will not be allowed to use the permanent heating installation without the permission of the Employer.

D. The Contractor shall provide all necessary fuel, appliances and attendance for drying and controlling the humidity of the buildings as may be necessary to enable work to proceed by trades to ensure due completion of the contract and pay all costs in connection therewith.

E. The Contractor shall control the drying and humidity of the works and the application of heat to prevent (a) blistering and failure of adhesion, (b) damage due to trapped moisture, and (c) excessive movement.

**Removing Rubbish and Cleaning**

F. The Contractor shall keep the site clean, clear up and cart away all rubbish and debris as it accumulates and at completion and leave the whole of the works clear. The whole of the works internally and externally are to be thoroughly cleaned down on completion including cleaning all glass on both sides, scrubbing all floors, pavings and steps, oiling all ironmongery and leaving the works site fit and ready for occupation and to the full and entire satisfaction of the CA. The existing site roads, lawns and pavings are to be very carefully protected.

**Site Security**

G. The Contractor will take all necessary steps to ensure the complete security of the site throughout the duration of the contract. The Contractor will be held entirely responsible for the security of the building.

**TO COLLECTION: £** _____

**Sign Boards**

A. The contractor shall be entitled, to erect a temporary sign by agreement with the Employer, for the purposes of facilitating deliveries to site. This sign should be removed upon receipt of said deliveries. The size and position of this shall be agreed in advance with the CA. No other signage will be permitted.

**Building Regulations**

B. The contactor shall undertake the role of Principal Contractor under Building Regulations and shall comply with all current regulations.

**TO COLLECTION: £** _____

## PART 2 - CONTRACT

A. The Conditions of Contract shall be the Conditions contained in the JCT Minor Works Building Contract 2024, modified and added to as shown below and these conditions so amended shall be deemed to form and shall be read and construed as part of the Contract.

B. The Contractor tendering is to include for all liabilities contained in the agreement as well as the liabilities contained in the conditions set out in the preliminaries and general conditions.

C. A copy of the JCT Minor Works Building Contract 2024, and the conditions therein referred to is available for inspection at the Contract Administrator's office.

D. The clauses mentioned below are the clauses of the Conditions referred to in the JCT Minor Works Building Contract 2024, modified and added to;

| *Clause etc.* | *Subject* | |
|---|---|---|
| Agreement | | |
| The Agreement | | Leave blank. Insert date once both parties have signed the Contract. |
| The Employer | | Mrs Priscilla Padley |
| The Contractor | | Insert successful Tenderer. |
| Recitals | | |
| First Recital | 'the Works' | Access ramp works. |
| First Recital | 'Location of Works' | 1 Edward Street, Brighton, East Sussex, BN2 0JD |
| First Recital | 'Architect/Contract Administrator' | Delete 'Architect' |
| Second Recital | the Contract Specification and Contract Drawings | COH Surveyors document reference 1557.22. |
| Second Recital | | Delete 'Work Schedules' |
| Third Recital | | Delete 'or with a Schedule of Rates' |
| Articles | | |
| Article 2 | 'the Contract Sum' | TBC. |

**TO COLLECTION: £** _____

| *Clause etc.* | *Subject* | |
|---|---|---|
| Article 4 | 'Architect/Contract Administrator' | Delete 'Architect' |
| Article 5 | 'CDM Regulations – PD and PC' | Delete 'Architect' |
| Article 6 | 'Building Regulations – PD and PC' | Delete 'Architect' |
| Article 8 | Arbitration | Delete all |
| Contract Particulars | | |
| Fourth Recital and the JCT Fluctuations Option | Base date | Insert date (10 days before tender return). |
| Fourth Recital and clause 4.2 | Construction Industry Scheme (CIS) | Delete is a contractor. |
| Fifth Recital | CDM Regulations | Delete is not notifiable. |
| Sixth Recital | Framework Agreement | Insert 'does not apply' |
| Seventh Recital & Schedule 2 | Health & Safety | Delete 'does not apply' |
| Seventh Recital & Schedule 2 | Cost savings and value improvements | Delete 'does not apply' |
| Seventh Recital & Schedule 2 | Performance indicators and monitoring | Delete 'applies' |
| Article 8 | Arbitration | Delete 'apply' |
| 1.6.2 | Addresses for service of notices by the Parties | TBC. |
| 1.6.2 | Addresses for service of notices by the Parties | TBC. |
| 2.2 | Date for Commencement of the Works | TBC. |
| 2.2 | Date for Completion | TBC. |
| 2.8 | Liquidated Damages | Insert '£500.00 per 'week' |
| 2.10 | Rectification Period | Insert 'Twelve months' |

**TO COLLECTION: £** _____

| *Clause etc.* | *Subject* | |
|---|---|---|
| 4.3 | Interim Payments | Insert 'TBC' and thereafter at intervals of 'four weeks' |
| 4.4 | Percentage of the total value of the work etc. | Insert '95' per cent |
| 4.4 | Percentage of the total amount to be paid to the contractor | Insert '97½' per cent |
| 4.4 and 4.9 | Fluctuations provision | Delete all but 'no fluctuations provision applies' |
| 4.4 and 4.9 | Fluctuations provision percentage | Delete. |
| 4.9.1 | Supply of documentation for computation of amount to be finally certified | Insert 'Three months' |
| 5.3 | Contractor's Insurance – injury to persons or property. Insurance cover (*for any one occurrence or series of occurrences arising out of one event*) | £5 million. |
| 5.4, 5.5, 5.6 | Insurance of the Works - alternative provisions | 5.6 applies. Employer to insure existing structure. Contractor to insure the works. |
| 5.4 and 5.5 | Percentage to cover professional fees | Insert '15' per cent |
| 5.6 | Insurance arrangements – details of the required policy or policies | Contractor's All Risk. |
| 6.2.3.2 | Services of notices by email | Delete 'applies' |
| 7.1 | Notification and negotiation of disputes | Applies. |
| 7.3 | Adjudication | Applies. |

**TO COLLECTION: £** _____

| *Clause etc.* | *Subject* | |
|---|---|---|
| 7.3 | Nomination of Adjudicator – where no Adjudicator is named or where the named Adjudicator is unwilling or unable to act (whenever that is established) | Delete all but 'Royal Institution of Chartered Surveyors' |
| Schedule 1 (paragraph 2.1) | Arbitration | Delete all |
| Schedule 1 (paragraph 2.1) | Nomination of Arbitrator – where no Arbitrator is named or where the named Arbitrator is unwilling or unable to act (whenever that is established) | Delete all |

**TO COLLECTION: £** _____

## COLLECTION

## SECTION 1: PRELIMINARIES

### PART 1: PREAMBLES

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### PART 2: CONTRACT

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|---|---|---|

**SECTION 2**

**MATERIALS AND WORKMANSHIP**


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## 1. Excavation and Groundwork

A. The Contractor is advised to visit the site and satisfy himself as to the nature of the ground to be excavated, his prices will be deemed to include for excavating in any type of ground including "made ground" or granular material filling but excepting running sand, old foundations and rock (rock shall be defined as naturally occurring stone which, in the opinion of both parties to the Contract, can only be removed by the use of explosives, compressor tools or hammers and wedges; materials which can be excavated by means of mechanical excavators will be deemed not to be rock); and must include for breaking out or grubbing up and carting away any old tree roots etc., and breaking out and sealing off old drains, which may be encountered. No allowances will be made due to the failure of the Contractor to satisfy himself on these matters.

B. If loose or soft ground is met with, the Contractor shall excavate the same to a solid foundation and shall fill up the excavation with concrete, granular material or earth as the CA directs. Such extra excavation and filling will be paid for at Schedule Rates.

C. In the event of the Contractor excavating below the proper level in good ground and as shown on the drawings or excavating "battered" sides to trenches or if excavation side slips occur for whatever the reason he shall remove any debris and fill up the part so excavated or fallen with concrete, granular material or earth, as the CA directs, at his own expense.

D. The responsibility for draining away, pumping and otherwise removing water will rest with the Contractor throughout the duration of the Contract. The methods employed shall, in all cases, be to the satisfaction of the CA, and if water is removed by pumping, it shall be done so that the material in or around the excavation will not be disturbed by the pumping, and adequate sumps shall be provided.

E. If water is pumped into a sewer the Contractor shall be responsible for any damage caused or any expense in removing from such sewer deposits caused by his work. The Contractor is not to employ continuous pumping methods which could withdraw water from foundations of adjoining buildings.

F. The Contractor is to give notice to the Local Authority and the CA when the excavations are ready to receive concrete and obtain approval that a secure foundation has been reached.

G. The Contractor is to take all necessary precautions to prevent damage to existing trees and hedgerows during excavation either by physical damage to roots or by altering ground levels around them.

**TO COLLECTION: £** _____

## 1. Excavation and Groundwork

A. The Contractor is responsible for locating all existing services and avoiding damage to and supporting them during excavation. Should any such damage occur the appropriate companies must be notified and the damage made good at the Contractor's expense.

B. All excavated material not required, or not suitable for backfilling is to be removed from the site.

C. All existing paving affected by the excavations for the works are to be carefully removed prior to work commencing, stored while the work is carried out and reinstated on completion.

**TO COLLECTION: £** _____

## 2. Demolitions and Alterations

A. The Contractor should visit the site and existing buildings to enable him to price this specification. Dimensions and sizes given in the descriptions have been measured on site and are approximate only. They have been given to assist the Contractor in the pricing of the work but they in no way relieve the Contractor of his responsibility to visit the site and take his own measurements to enable him to assess prices for the work described herein.

B. The contractor is to establish in conjunction with the Employer's representative the location and marking of the position of services affected by the demolition work. Before starting demolition work arrange for the disconnection of services and removal of fittings and equipment.

C. All old materials except where otherwise described are to become the property of the Contractor and to be removed from the site. Credit should be allowed in the Form of Tender for any materials upon which the Contractor places a value and the Employer reserves the right to retain or purchase any or all of the materials at the credit value shown, if any should he so wish.

D. Support existing structure as necessary during cutting of new openings or replacement of structural parts. Do not remove supports until new work is strong enough to support the existing structure. Protect parts of existing building which are to be retained. Cut away and strip out with care to reduce the amount of making good to a minimum. The Contractor shall allow for strutting, propping, shoring and generally protecting the existing premises during the works of alteration, and shall make good any damage caused by lack of such protection at his own expense. Allow for protecting the existing buildings and adjoining property, pavings, etc., during the alterations and make good all work disturbed.

E. Prices for demolitions and alterations in all subsequent items shall, unless described to be set aside, include for basketing out and clearing away as necessary all dirt, rubbish, debris, and superfluous materials whatsoever arising and leaving clean and perfect on completion.

F. The term "make good" is to be interpreted in its fullest sense to match existing work and through, around, into, over and up to new items, openings and the like and the proper jointing to existing. The term "make good structure" is to include cutting, toothing and bonding, pinning up, levelling and preparing, filling and facing up. The terms "make good finishings" is to include all finishings (including dubbing out) to ceilings and soffits, wall and floors and making good skirtings, architraves and joinery.

**TO COLLECTION: £** _____

## 2. Demolitions and Alterations

A The terms "cut openings" and "form openings" is to include quoining up jambs, forming recessed reveals, cutting, toothing and bonding, levelling and preparing bottom of opening and pinning lintels and the like and pinning up over. The term "demolish" is to include removing incidental items. The term "block up openings" is to include quoining up, cutting, toothing and bonding, pinning up and levelling and preparing bottom of opening.

B Arrange with the appropriate authority for the location and marking of the position of services affected by the demolition work. Before starting demolition work arrange with the appropriate authority for the disconnection of services and removal of fittings and equipment.

**TO COLLECTION: £** _____

**3. Concrete Work**

A. Cement unless otherwise described is to be ordinary Portland Cement to comply with BS EN 197-1:2011 and delivered to the site in the manufacturer's sealed bags and shall be stored in a proper weatherproof store on the works. Any cement affected by damp or weather shall not be used and shall be removed from the site.

B. Fine aggregate is to be clean natural sand or crushed gravel or stone, free from impurities, dust, clay, etc., graded 5mm down. Coarse aggregate to be clean crushed stone or gravel graded 19mm down to 5mm or 38mm down to 5mm. Care should be taken to ensure that supplies of aggregates comply with BS EN 12620:2002+A1:2008and are of consistent quality throughout the job and that there is no variation in grading cleanliness or hardness.

C. Mild steel bar reinforcement to be of British manufacture complying with the requirements of BS 4449:2005+A3:2016 and to be entirely free from loose rust, scale, paint, oil or grease, and is to be placed and maintained in exact position. Prices are to include for cutting to length, bending and tying with No.16 s.w.g. soft iron wire.

D. Bends hooks and cranks shall conform to BS 8666:2005, and BS EN ISO 3766:2003. Laps and splices shall be in accordance with NA+A2:14 TO BS EN 1992-1-1:2004+A1:2014 and all fabric reinforcement shall be side lapped one complete mesh. The steel shall be accurately fixed in position with bars securely wired together with no.16-gauge soft iron wire wherever necessary to prevent displacement during concreting. Specified cover of concrete shall be maintained by the use of approved spacing devices which shall remain in the concrete after use.

E. The mesh fabric reinforcement is to be of British manufacture complying with the requirements of BS 4483:2005. All fabric is to be cleaned and wire brushed as necessary to remove all scale, rust, dirt, grease, oil or paint and the prices are to allow for this and for fixing in position and supplying and fixing all necessary tying wire.

F. All formwork shall be erected true to line, level and profile and shall be of sufficient strength to withstand displacement or distortion by the weight, placing and vibration of the concrete or loss of water. Wrought formwork shall comprise either wrought timber or rough finished timber lined with 10mm thick plywood treated with 'Phenolic' resin or other approved material to produce clean, true and smooth surfaces free from shutter marks with true and well defined arises.

G. The ingredients of the concrete are to be mixed together and defined to BS EN 206:2013+A2:2021 .

**TO COLLECTION: £** _____

**3. Concrete Work**

A. All concrete must be deposited immediately after mixing and be gently placed in position and tipped. All work is to be protected and kept well wetted during hot weather whilst setting.

B. The precast concrete shall be of mix specified, finished fair where described, with a face even in texture and colour and free from holes crazing and other defects.

C. Reinforcement shall have properly hooked ends with a minimum of 35mm cover and the face nearest the reinforcement shall be clearly marked.

D. Where necessary the Contractor should take such precautions as are necessary to maintain the concrete at or above a temperature of 5°C until it is thoroughly hardened. Frozen materials shall not be used and all equipment, formwork and reinforcement and concrete at construction joints shall be free from frost.

E. Ready mixed concrete may be used provided it complies with this specification and BS 8500-2:2006+A1:2012, and it is supplied by a British Ready Mixed Concrete Association Approved Depot and delivery notes are retained for inspection. Ready mixed concrete shall be delivered in accordance with BS ISO 1926:2009, Clause 6. The minimum cement content of designed mixes shall be 340 kg/m$^3$. Designed mixes for reinforced concrete shall comply with the requirements of BS 8500-2:2006+A1:2012.

F. Extra water must not be added to ready mixed concrete.

G. All concrete must be thoroughly compacted for its full depth by mechanical vibration unless otherwise approved.

**TO COLLECTION: £** _____

**4. Blockwork**

A. The cement to be as previously described in "Concrete Work".

B. The sand to be clean, sharp, river or pit sand free from all impurities and to comply with BS EN 13139:2002Table 1, and to be washed if required.

C. Mortar for blockwork is to be 1:4 cement:sand thoroughly mixed together. The mortar shall be used fresh, re-tempering of mortar which has attained its initial set will not be permitted.

D. Hollow block walls shall be constructed with inner and outer skins in thicknesses as described with cavity between and the skins bonded together with stainless steel wall ties to comply with BS EN 845-1:2013+A1:2016 Type A spaced 900mm apart horizontally and every sixth course vertically and staggered with extra ties at angles reveals of openings. Cavities must be kept clear of mortar droppings and rubbish by means of laths placed on the ties and cleared and raised as the work proceeds. Prices are to include for leaving open joints above lintels and the damp proof courses to ventilate and drain the cavities, and for additional wall ties at sides of openings every 300mm vertically.

E. Blockwork for inner skin of the external cavity walls is to be 140mm thick 7.0N./sq.mm. blocks as supplied by Tarmac Topblock Limited. Blockwork for the outer skin is to be 100mm thick 7.0N./sq. mm. blocks as above.

**TO COLLECTION: £** _____

**5. Carpentry**

A. The whole of the softwood for structural purposes to be of one of the following grades:-

United Kingdom to current British and European Standards, Grade II.

Sweden, Finland, Norway, Poland: Grade V.

Canada and Pacific Coast: Grade Nos. 1 & 2 merchantable.

B. The maximum tolerance for sawn timbers shall be in accordance with BS5268-2.

C. It is to be free from large loose or dead knots, decayed or waney edges and other defects. All timber for structural use is to be pre-treated with a solvent based vacuum/pressure process by Osmose, Protim Solignum Ltd, Fieldhouse Lane, Marlow, Bucks SL7 1LS - (tel:01628 486644) www.protimsolignum.com/osmose/frames.htm or other approved installer. Water based preservatives will not be permitted. Apply preservative to all new surfaces exposed by cutting etc. and seal all end grains.

D. All timber awaiting use at the site is to be stacked clear of the ground and properly protected from the weather.

**TO COLLECTION: £** _____

**6. Structural Steelwork**

A. Structural steelwork is to be obtained from an approved supplier and is to comply with BS EN 10025-1:2004 in all respects. Erection of steelwork is to comply with BS EN 1090-2:2008+A1:2011 and the bolts for the works are to be M.12 bolts as noted upon drawing.

B. The steelwork is to be fabricated at a properly equipped workshop, with welded joints where noted, in accordance with BS EN 1090-2:2008+A1:2011 with tolerances as specified therein. The steelwork is to be cut by sawing, shearing, cropping or by machine flame. Hand flame cutting may only be used where it is impractical to cut by other methods. Dress or otherwise ensure that cut edges are true to profile.

C. Steel surfaces are to be hot dip galvanized coating to BS EN ISO 1461 and kept clean and free of damage.

**TO COLLECTION: £** _____

## 7. Electrical Installations

A. The electrical installation is to be designed, supplied and installed by the Contractor to the requirements of this Specification and drawings.

B. The installation must comply with the latest edition of the IEE Regulations. The Contractor shall carry out any tests required to prove compliance, give all notices and pay all charges arising.

C. Where installing, inspection and testing of electrical installations, either:

Use an Electrician/Installer registered with a Competent Person's scheme, or

Submit a Building Regulations Application, where:

An Electrician registered with a recognised trade body such as NICEIC, ECA and NAPIT (who need not to be registered under a Competent Persons scheme) tests the works and issue a design, installation and test certificate under BS 7671:2008+A3:2015.

The work is carried out by an unregistered electrician, the applicant is required to have the work inspected and tested by a registered electrician as in part (a) above.

D. The whole of the electrical installation and all other metal fixtures and fittings to be installed as part of the building shall be earthed in accordance with the requirements of the IEE Regulations.

E. Allow suitable sum for Builder's work in connection with services.

**TO COLLECTION: £** _____

## 8. Floor, Wall and Ceiling Finishes

A. All surfaces to be plastered or rendered shall be thoroughly clean and free from loose material, mould, oil, grease, etc., and anything that might interfere with the adhesion of the rendering. All surfaces shall be well wetted before the work is executed and all plastering etc., is to be finished to a true and even surface.

B. All mixing to be done on a clean platform or in a clean box or mechanical mixer, only clean water being added, no other admixture being permitted.

C. Thistle, Thistle Browning and Thistle Board finish plasters are to be obtained from British Gypsum Ltd., and to be prepared and applied strictly in accordance with the manufacturer's instructions.

D. The plastering on brickwork shall comprise a rendering coat of one part of Thistle Browning plaster to three parts of sand by volume and the plastering on blockwork shall comprise a rendering coat of one part of Thistle Browning plaster to two parts of sand by volume; both to have a setting coat of neat Thistle finish plaster.

E. Plasterboard is to be obtained from the British Gypsum Ltd. and secured to studding or joists in accordance with the manufacturer's instruction with 40mm galvanised plasterboard nails. On plasterboard linings, the joints to be filled with neat Thistle Board Finish plaster and covered with a strip of scrim cloth and the whole finished with a setting coat of Thistle Board finish, in accordance with the manufacturer's instructions. Prices are also to include for all straight cutting and waste.

**TO COLLECTION: £** _____

## 9. Painting and Decorating

A. All materials used for painting are to be of the best of their respective kinds and work is to be executed by competent workmen. External quality undercoats and finishing coats only shall be used for external work. Paint generally shall comply with BS 4800:2011 - SET, for ready mixed paints and the priming paint, undercoating and finishing coat paints and varnishes unless otherwise described shall be obtained from ICI Paints, Wexham Road, Slough, Berkshire SL2 5DS (Tel: 08444 817 818) www.icipaints.co.uk used strictly in accordance with their instructions, and must not be thinned down or interfered with in any way.

B. All iron and steelwork to be thoroughly scraped and all rust and scale etc., removed before priming with metal primer. Galvanised metalwork to be thoroughly cleaned and degreased with white spirit and primed with zinc chromate primer. Coated cast iron pipes to be thoroughly cleaned and primed with two coats of aluminium paint.

C. All wall surfaces shall be cleaned down and any efflorescence shall be removed by wiping first with a dry coarse cloth and then with a damp cloth and the surface left for 48 hours to see if further efflorescence occurs and the process repeated until all signs of efflorescence have ceased. The Contractor shall allow for the removal of all ironmongery and electrical fittings on decorated surfaces prior to decoration and their subsequent replacement. Brick, concrete and plaster surfaces are to be well brushed and cleaned down before the paint is applied.

D. All paint including primers, undercoats, varnishes, bituminous emulsion, water paint, emulsion etc., shall be delivered to site in the original sealed containers bearing the makers' printed label and trade band. All painting, etc., to be finished to approved tints equal to samples which are to be provided for selection and approved by the CA. All painting to be finished to a fair and even surface, free from brush marks, patches and other irregularities and is to be left in perfect condition on completion.

E. No external painting shall be carried out during wet or foggy weather or upon surfaces which are not thoroughly dry and rooms are to be practically free from dust before painting is commenced. Each coat of paint to be hard and dry and lightly sandpapered and cleaned before the next coat is applied and each coat to be a different tint. The term "frame" as applied to painting is to be understood as including frames, cased frames, associated linings, architraves, mullions and transoms and the contractor shall allow for this in his rates.

**TO COLLECTION: £** _____

| | MATERIALS AND WORKMANSHIP £ |
|---|---|

**COLLECTION**

**SECTION 2: MATERIALS AND WORKMANSHIP**


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**TO COLLECTION SUMMARY: £** _____

**COLLECTION**

**SECTION 2: MATERIALS AND WORKMANSHIP**

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**TOTAL: £**

**TO COLLECTION SUMMARY: £** _____

## PART 1 - GENERAL NOTES

### SCOPE OF PRICING

A The Contractor is to allow, here or elsewhere in the schedule, for pricing any costs or item of work not shown on the drawing or described with any tender documentation but which he deems necessary to complete the works to the satisfaction of the CA.

B Notwithstanding whether it is mentioned in the specification, schedule of works or on the drawings the Contractor is to allow here, or elsewhere, in his pricing and in his programme for all necessary samples and prototypes for submitting for approval and obtaining approval in writing from the CA to enable the works to be fully completed.

### DIMENSIONS

C The Contractor is to allow for taking all site dimensions necessary for the proper setting out and completion of the works and agreement of these with the CA prior to using them in any way including the placing of any orders and the carrying out of any works.

### PRICING

D The Contractor is directed to price individual items in the schedule of works and not to insert lump sum totals. Carry each section total to the summary.

E In pricing each item, the description of items of works shall be read in conjunction with the other parts of the specification, the associated preliminaries, the drawings and other tender documentation.

F The Contractor is responsible for ascertaining the exact nature and scope of the works and he will be deemed to have allowed in his tender everything necessary to carry out the works in a safe and competent manner to the reasonable satisfaction of the CA including all necessary out of hours working.

G The main items of work are described. Associated items are deemed to be included with their main items of work e.g. architraves, stops, frames, nosings, corner beadings, shadow gaps, revealing lines, reveal line beadings, fixing or trim of any kind, lintels, packing to achieve plumb or flat level surfaces or lines, surface preparations, narrow widths, labours, cutting around openings, working around services or in high areas, provision of templates etc. The Contractor shall allow in his price everything necessary and all costs in connection with the carrying out of the works.

**TO COLLECTION: £** _____

A Where the Contractor is 'fixing' or 'laying' items supplied by others his price shall include for unloading, storing, unpacking, assembling, hoisting, placing in position, fixing, including the supply of fixings where not provided, cleaning including the removal of all protective tapes and return or disposal of all waste materials, packaging where appropriate, and shall be responsible for safe custody and protection of the items from the date of delivery.

B Clearing away of all materials and debris from the site is deemed to be included within the items.

C All taking down and demolition work shall include all necessary temporary works and plant and shall be carried out and be safely removed without damage to the existing surfaces, surrounding ground and access road and adjacent buildings. If damage should occur the Contractor shall reinstate and make good at his own expense.

D Any remedial work shall be carefully executed so that it matches in all respects the surrounding work and shall be properly bonded to the satisfaction of the CA.

E Items within the schedule of works will not be subject to re-measurement unless significant variations are introduced through the issuing of CA instructions where items within the schedule of works are marked as 'provisional'.

F Drawings, specification item references and item descriptions are indicative only and are not exclusive but are a guideline to the main references.

G Sizes in the schedule are finished sizes and in some cases the exposed lengths. The Contractor is to check against the actual size shown on the drawings.

H The Contractor is to note that unless otherwise stated any amount expressed in the schedule of works as a provisional sum excludes any allowance for Contractor's overheads or profit. Allowance for such items is deemed to be included in the amount stated by the Contractor as a percentage in the item following each provisional sum.

I All provisional sums will be deducted from the contract sum and there shall be added in lieu thereof the cost of the works executed in accordance with the instruction of the CA. Such work will be valued pro rata from the tender rates where applicable based on a Contractor's quotation or where expressly approved in writing beforehand by the CA, on a Daywork basis, all in accordance with the provision set out within the contract documentations. Profit will be adjusted using the agreed percentage or omitted where the sum is omitted.

**TO COLLECTION: £** _____

A The Contractor is deemed to have allowed for additional works required to be shown on the working drawings for the completion of the works in accordance with the contract documents and the decision as to whether an item so introduced is a variation will be made by the CA whose decision will be final and conclusive.

B Drawing references in the schedule of works are to the main drawing numbers only and the drawing references are deemed to include for all applicable drawing revision numbers as indicated in the drawing schedule.

C The preliminaries, drawings, material and workmanship specifications and the following schedule of works are complementary and specify the total extent of the works. In the event that there is any conflict between 1) drawings, 2) specification, the order of precedence will be 1) drawings, 2) specification. Draw to the attention of the CA any items where conflict exists.

D Check dimensions: The Contractor is to check all dimensions on site and advise the CA of any discrepancies particularly before placing any orders.

E Refer to Section 2: throughout Section 3 - Schedule of Works, the Contractor must pay particular attention to the standards of material and workmanship in Section 2. The headings to each subsection e.g. 'Render' refer to the relevant sections in Section 2.

F Drawings: do not scale from the drawings; use figured dimensions only after checking. Report any discrepancies or omissions to the CA before ordering materials or putting work in hand.

G Cross checking drawings: where any drawing is to be read in conjunction with another drawing, including a specialist drawing, the two drawings shall be cross-checked and discrepancies in the work shown, including its dimensions, which should be reported to the CA before work is put in hand.

H Protect: all works in all sections of the specification as the work progresses and at completion.

I Prior to the date of possession, the Employer reserves the right to omit any of the items within the schedule of works including profit but undertakes to provide notice of his intention to do so.

**CONTINGENCY**

J Include the Provisional Sum of £2,500.00 (TWO THOUSAND FIVE HUNDRED POUNDS), to allow for any unforeseen work that may arise. This sum is to be expended in part or in whole as direct by the CA, and any balance will be deducted as appropriate on completion. £2,500.00

**TO COLLECTION: £** _____

**GENERALLY**

A The Contractor is to list below any items of work related to this section which are not specifically defined above and for which the Contractor wishes to separately identify his pricing.

**TO COLLECTION: £** _____

## PART 2 – PRELIMINARY WORKS

### PRELIMINARIES

A The Contractor is to assess the project given the extent and nature set out below and shall allow here for his weekly preliminary charge. The Contractor is to make his own assessment of the proposed contract duration and include this in his tender return. The preliminary charge will be expected to cover the same period.

### HEALTH AND SAFETY / SECURITY

B The successful Contractor will be appointed Principal Contractor under the CDM Regulations 2015. He will be responsible for producing a construction phase plan prior to commencement and developing the plan during the works.

C No asbestos containing materials (ACMs) are suspected in the works areas. Should the contractor identify possible ACMs, work in the respective area should cease and further instructions be requested of the CA.

D The Contractor is to be responsible for providing Risk Assessments and Method Statements were deemed necessary to include the following:

- Site setup, access and deliveries.
- Access equipment.

E The property will be occupied throughout the contract. The Contractor is to agree strategies for separating works from the occupants and minimising disruption.

F The Contractor's site set up, including temporary welfare facilities, will need to be contained within a self-enclosed site compound at a location to be agreed in advance with the client. The compound will be located within the grounds of the property. All allowances should be made and costs provided with tender return, including clearing up afterwards and reinstating any damaged planting/paving, etc.

G Site security: The Contractor is to ensure the site is secure. The site access doors are to be locked at the end of each day.

H The Contractor's operatives are to be easily identifiable by means of badges and high visibility jackets marked with the Contractor's logo.

I The Contractor shall make all arrangements for safe site storage for the duration of the works by arrangement with the CA.

**TO COLLECTION: £** _____

**SITE MEASUREMENTS**

A The Contractor shall be responsible for providing detailed information to all sub-contractors.

**BUILDING CONTROL**

B The Contractor shall be responsible for arranging all necessary inspections by Local Authority bodies and provide completion certificate as appropriate.

C The Contractor shall act as Principal Contractor under the Building Regulations and will comply with all current regulations.

**GENERALLY**

D The Contractor is to list below any items of work related to this section which are not specifically defined above and for which the Contractor wishes to separately identify his pricing.

**TO COLLECTION: £** _____

## PART 3 – TEMPORARY WORKS

A **NOTE: The Contractor shall note the general access difficulties present on site. No allowance for want of such knowledge will be made. The Contractor is to consider the works as scheduled and make allowance for executing the completed project in a safe and expeditious manner.**

B Works are proposed to the front (south) elevation and ground floor internally.

C The Contractor is to be responsible for the design and erection of suitable and safe access equipment as required, to enable the works included in this schedule to be carried out in the areas specified.

D The Contractor is to be responsible for the design and erection of suitable materials handling equipment and plant as required, to enable the works included in this schedule to be safely carried out.

E Equipment and plant to comply with and be maintained to all relevant safety Regulations and guidelines at all times.

F The Contractor is to specify and provide all temporary support and shoring required for successful completion of the works.

G The Contractor is to be responsible for the design, supply and provision of suitable safety hoardings and safety signage as required in, on and around the site. All measures should be taken to prevent danger to the public and unauthorised access.

H Supply and erect protective netting and toe boards as required to prevent falling materials and debris. Install protective timber baulks to the bases of scaffold standards to prevent damage to existing surfaces.

I Scaffold to be fully netted in order to prevent falling materials, but also in such a way as to provide protection of exposed masonry surfaces from rainfall and enable ongoing drying out of substrate.

J Allow to clear all access, temporary enabling works and debris at the end of every day and as often as necessary.

K The Contractor is to allow for any and all modifications required to the access, materials handling and safety equipment and plant required throughout the project in order to achieve successful completion of the specified works.

L The Contractor is to allow for obtaining all necessary permissions and licences from the local authorities, including for alterations to access and other equipment, planned or otherwise.

**TO COLLECTION: £** _____

A If the contractor's scaffold design requires supporting standard poles to be placed on to neighbouring properties it is the contractor's responsibility to obtain consent from each and every affected owner.

B The Contractor will be responsible for protecting the surrounding and adjacent areas unaffected by the works to the reasonable satisfaction of the CA. Allow for all necessary signage, cleaning and reinstatement upon completion and method statements.

C The Contractor should identify and agree with necessary authorities, a suitable location for any skips required, during the tender period. The Contractor is to allow for this and all necessary manual handling, etc. imposed by this constraint.

D The design and installation of all temporary works is to allow for the ultimate requirement that access to the front entrance doorway is to be safely maintained.

**GENERALLY**

E The Contractor is to list below any items of work related to this section which are not specifically defined above and for which the Contractor wishes to separately identify his pricing.

**TO COLLECTION: £** _____

## PART 4 – THE WORKS

### 1. BAY WINDOW REMOVAL

A Allow for providing access and attendance for structural engineer to inspect the internal soffit at ground floor level.

B Provide and maintain temporary hoarding/screening internally to contain the work area and cart away on completion.

C Carefully remove carpet and raised floor within the bay and cart away redundant materials. Adapt raised flooring to re-fit against new wall and reinstate carpet.

D Allow to cut away floor screed at new wall line down to structural floor surfaces and cart away debris.

E Carefully remove perimeter heating system and skirtings within the bay. Allow to adapt and re-fit and recommission perimeter heating system.

F Remove window blinds and cart away.

G Carefully cut away plaster to existing soffit ready to receive new window head.

H Carefully remove bay window and window boards and cart away.

I Carefully cut away bay window structure below cill level including cantilevered structural floor slab to 140mm inside external face of main wall.

J Make good face of cut concrete and apply 3no. coats IKOpro Synthaprufe Original sealant.

K Construct new 7N concrete blockwork cavity wall up to new window cill level, incorporating cavity tray at floor slab level with 2no. weep holes through external skin. Install 100mm thick cavity fill insulation and cavity closer to cill. Tie new blockwork leaves to existing walls using Catnic wall starter bars.

L Allow to cut and adapt existing cavity wall and form new jambs to both sides of new window opening incorporating insulation and insulated cavity closer as before.

M Remove existing ceiling/soffit within bay and reform soffit with treated sawn softwood joists and infill with minimum 150mm thick Rockwool insulation.

**TO COLLECTION: £** _____

## 1. BAY WINDOW REMOVAL

A Line new external soffit from face of new window to face of former window using 12.5mm thick Knauf Aquapanel Cement Board Outdoor fixed to timber joists using Knauf Exterior SN40 stainless steel screws, and tape and joint if required ready to receive render finish, all in accordance with manufacturer's instructions.

B Provided and install new aluminium double-glazed casement window and cill to match existing profiles and colours as closely as possible.

C Supply and install new MDF window board to match existing profile.

D Prepare and apply plaster to internal window reveals and head and spandrel wall ready to receive decoration.

E Cut back existing vinyl wall coverings to both sides of window (from room corner to the next window reveal) and prepare and install new paper-backed vinyl wall covering to match existing.

F Supply and install new vertical louvre-drape blind to new window.

G Prepare and apply new Weberpral M monocouche render system applied in two passes to external wall finished flush with existing including ashlar coursing and complete to window reveals and head, all in accordance with manufacturer's instructions. Allow to obtain alternative colour sample for matching to existing finish.

H Prepare and apply new Weberend MT thin coat panel render system to Aquapanel soffit. Allow to apply two-coat Weberend LAC Rapid adhesive coats incorporating Weber standard glass-fibre mesh cloth and Webersil TF finish coat, all in accordance with manufacturer's instructions.

I Prepare and decorate new external render finishes to match existing using Keim Alkaclean and two coats of Keim Twinstar in accordance with manufacturer's instructions.

**TO COLLECTION: £** _____

## 2. NEW ACCESS RAMP

**Alterations**

A Provide and maintain all necessary safety hoardings and signage to enclose the working area and cart away upon completion.

B Allow to form and reinstate 600 x 600mm trial hole adjacent to front area wall as shown for inspection by Structural Engineer upon commencement.

C Carefully remove existing railings around lightwell and to the side of the existing entrance landing where shown and cart away.

D Form new access opening to right-hand side of existing entrance steps and cart away.

E Carefully remove existing gate and steps leading to basement area. Set aside gate for reuse and cart away steps.

F Repair and make good asphalt paving where steps removed.

G Adapt salvaged gate and reinstall to right-hand side of existing entrance steps to form new access to basement area.

H Supply and install new fixed vertical ladder by Bilco reference BL-A. Secure to front area wall using proprietary stand-off brackets. Include to supply and fit Bilco LadderUp Safety Post bolted to the side of the ladder.

I Carefully cut away entrance landing curb to form new ramp junction specified below.

J Carefully cut away concrete capping beam around the lightwell as shown on the structural engineer's drawings and cart away.

K Repair and make good area plinth wall where new gateway formed.

L Allow to carefully lift and set aside paving slabs adjacent to the lightwell as necessary to complete the works, and reinstate to BHCC highways specification upon completion. Allow to replace any broken slabs.

M Protect and maintain lightning conductor adjacent to rainwater pipe and gully.

N Remove projecting wall lights to both sides of main entrance and set aside. Maintain electrical services ready to receive new lights specified below.

**TO COLLECTION: £** _____

## 2. NEW ACCESS RAMP

**New Access Ramp**

A Form new cast in-situ reinforced C32/40 concrete curb/beam as shown in structural engineer's drawings allowing for all temporary works and builders' work in connection. Include to pre-cast 40mm diameter pockets 125mm deep at 100mm centres ready to receive new railings.

B Supply and install new galvanised steel angles to form ramp supports as specified by structural engineer fixed using Hilti M12 chemical anchor bolts to new and existing walls as shown including intermediate supports for grating. Allow to fit angles to both sides of existing rainwater pipe.

C Supply and install purpose-made stainless-steel edging to landing to form flush junction with new ramp as shown.

D Provide and install new 45mm thick Dura Mini Mesh grating in Dark Grey fixed to new steel framework using Dura large stainless-steel dome washers with countersunk bolts and Unistrut clamps to finish flush with landing and paving at each end.

E Adapt existing railings retained to side of existing entrance landing to intersect with, and connect to, new railings.

F Provide and install new purpose-made galvanised steel railings build into new concrete curb to match existing and connect to existing retained at landing.

G Allow to provide and fit continuous 45mm diameter PVC coated galvanised steel handrail fixed to new railings.

H Provide and install ditto fixed to the front wall of the building. Allow to finish to both sides of existing rainwater pipe retained.

I Repair and make good ex-fixing holes in front wall where railings removed.

J Prepare and apply 20mm thick two-coat cement:sand (1:3) render to new concrete curb and make good existing as required ready to receive decoration.

K Prepare and decorate new and existing render within the lightwell and to the new and repaired curbs, using Keim Twinstar as specified above.

L Prepare and paint new steelwork and railings. Allow to de-grease and apply Dulux Metalshield Zinc Phosphate Primer and 2no. coats Dulux Metalshield Gloss in accordance with manufacturer's instructions. Allow for two-colour work with silver finish to finials.

**TO COLLECTION: £** _____

## 2. NEW ACCESS RAMP

A Supply and install 2no. new external wall light fittings (Ovia Quadra 10W LED in Grey) to replace existing wall lights to both sides of entrance doorway.

B Supply and install adjacent to new ramp 1no. wall light as specified above.

C Allow the Provisional Sum of £400.00 to supply and install new doorbell or entry phone adjacent to ramp entrance.

**TO COLLECTION: £** _____

## 3. COMPLETION

A Allow for cleaning existing windows using proprietary PVCu cleaner upon completion of the works.

B Reinstate any other fittings or components previously removed and not identified for disposal.

C Allow for necessary washing, cleaning, wiping and polishing in respect of surfaces to ensure clean, free of render droppings, paint, and other materials deposits and staining.

D Remove all remaining works materials, equipment, and temporary works.

E Carry out final check and leave site and surroundings with no debris or mess from work carried out.

F All warranties and guarantees to be provided to CA, filled out in Employer's name to make all equipment and system insurances valid.

G Collate handover pack and present to CA on completion. To include all product documentation, warranties, guarantees and certification, all keys and other security items.

**Generally**

H The Contractor is to list below any items of work related to this section which are not specifically defined above and for which the Contractor wishes to separately identify his pricing (notwithstanding the following: the Contractor is deemed to have allowed for everything necessary to complete the work).

**TO COLLECTION: £** _____

**COLLECTION**

**SECTION 3: SCHEDULE OF WORKS**

**PART 1: GENERAL NOTES**

| | |
|---|---|
| Page 1 | |
| Page 2 | |
| Page 3 | |
| Page 4 | |

**PART 2: PRELIMINARY WORKS**

| | |
|---|---|
| Page 5 | |
| Page 6 | |

**PART 3: TEMPORARY WORKS**

| | |
|---|---|
| Page 7 | |
| Page 8 | |

**PART 4: THE WORKS**

| | |
|---|---|
| Page 9 | |
| Page 10 | |
| Page 11 | |
| Page 12 | |
| Page 13 | |
| Page 14 | |

**TOTAL: £**

**TO COLLECTION SUMMARY: £** _____

SECTION 4 – COLLECTION SUMMARY

| | | COLLECTION £ |
|---|---|---|
| **SECTION 1:** | **PRELIMINARIES** | |
| | PART 1: Preambles. | |
| | PART 2: Contract Particulars. | |
| **SECTION 2:** | **MATERIALS AND WORKMANSHIP** | |
| | Collection total for Section 2. | |
| **SECTION 3:** | **SCHEDULE OF WORKS** | |
| | PART 1: General Notes. | |
| | PART 2: Preliminary Works. | |
| | PART 3: Temporary Works. | |
| | PART 4: The Works. | |
| **APPENDIX A:** | **CDM** | |
| | Pre-Construction Information. | |
| | Designer Risk Assessments. | |
| **APPENDIX B:** | **DRAWINGS** | |
| | **COH drawings:**<br>• 1557.22.01 – Existing Plan<br>• 1557.22.02 – Proposed Plan<br>• 1557.22.03 – Proposed Section | |
| | **SWP drawings:**<br>• 8757-SWP-Z1-GF-DP-S-1001 P1<br>• 8757-SWP-Z1-GF-DP-S-1002 P1<br>• E8757 - SK 01 - Section through front bay 14 12 22 | |

**TOTAL: £**

**Signed by contractor:** .....

**Address:** .....

.....

.....

**TO FORM OF TENDER: £** _____

# APPENDIX A

CDM - Pre-Construction Information

CDM - Designer Risk Assessments

# PRE-CONSTRUCTION INFORMATION

## THE CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 2015

FOR

**1 EDWARD STREET**
**BRIGHTON**
**EAST SUSSEX**
**BN2 0JD**

**COH surveyors**
Crowther Overton-Hart

**2B Chanctonfold, Horsham Road, Steyning, West Sussex, BN44 3AA**
Tel: 01903 816290
Email: reception@cohsurveyors.co.uk

# Pre-Construction Information

1 Edward Street, Brighton, East Sussex, BN2 0JD

**Contents**

1.0 Introduction
2.0 Nature of the project
3.0 Information requirements – Pre start on site
4.0 Site conditions
5.0 Hazards inherent in the design
6.0 Construction materials
7.0 Site wide elements
8.0 Overlap with client's undertaking
9.0 Temporary works
10.0 Site rules
11.0 Continuing liaison

Prepared by: ..... 11 September 2024

(Signature) (Date)

Name: ROBERT HARRIS

Approved by: ..... 11 September 2024

(Signature) (Date)

Name: PATRICK CROWTHER

## 1.0 INTRODUCTION

The purpose of this document is to highlight the main Health and Safety issues in connection with the works. It forms a basis for the Principal Contractor to explain the proposals for managing the Health and Safety risks involved. The proposals should address hazards and associated risks arising from design, construction and maintenance of the system for which the Principal Contractor is responsible.

## 2.0 NATURE OF THE PROJECT

### 2.0 Site address

1 Edward Street
Brighton
East Sussex
BN2 0JD

### 2.1 Description of works

Access ramp.

### 2.2 Estimated duration of construction phase

8 weeks

### 2.3 Parties involved

#### 2.3.1 Client

Mrs Priscilla Padley
Wheelwright Cottage
Station Road
Nassington
Peterborough
PE8 6QB

#### 2.3.2 Principal Designer:

COH Surveyors
2B Chanctonfold
Horsham Road
Steyning
West Sussex
BN44 3AA

Tel: 01903 816 290
E-mail: reception@cohsurveyors.co.uk

#### 2.3.3 Contract Administrator:

COH Surveyors
2B Chanctonfold
Horsham Road
Steyning
West Sussex
BN44 3AA

Tel: 01903 816 290
E-mail: reception@cohsurveyors.co.uk

2.3.4 **Structural Engineer:**

Rick Potterton
Stephen Wilson Partnership Ltd
Chalvington Barn
Unit C Dittons Business Park
Dittons Road
Polegate
BN26 6HY

Tel: 01323 412 020
E-mail: rick.potterton@swpeast.co.uk

2.3.5 **Local Authority:**

Brighton & Hove City Council
Hove Town Hall
Norton Road
Hove
BN3 3BQ

Tel: 01273 292 222
E-mail: planning.applications@brighton-hove.gov.uk

2.3.6 **Health & Safety Executive:**

HSE
The Council Offices
Station Road East
Oxted
Surrey
RH8 0BT

## 3.0 INFORMATION REQUIREMENTS – PRE START ON SITE

3.1. The Contractor must provide the following information with his tender. The Contractor must also collect and provide information to form the Health and Safety File for the property and Asbestos Register.

3.1.1. **General:**

- A copy of corporate Health and Safety Policy document.

3.1.2. **Management:**

- Details of the personnel and systems to be put in place to prepare, manage, implement and monitor the Construction Phase Plan for the project.
- Details of relevant qualifications and experience held by the persons nominated above, including up to date Health and Safety education and training.

- Procedures for determining the competence of contractors engaged on the project, whether employed by the contractor directly or by others, to fulfil their duties under the Construction (Design and Management) Regulations 2015 (CDM).

3.1.3. **Programme:**

- An estimate of the time required by the Contractor to develop the Construction Phase Plan sufficiently for works to properly commence on site.

3.1.4. **Costs:**

- A detailed breakdown of costs allowed in the Contractor's tender for preparing, managing, implementing and monitoring the Construction Phase Plan, and for complying with the requirement on Principal Contractors imposed under CDM.

## 4.0 SITE CONDITIONS

### 4.1. Site location

4.1.1. The property is located on Edward Street in Brighton.

### 4.2. Site use

4.2.1. The property is a family court and office building.

### 4.3. Condition of the premises

4.3.1. The property is a reinforced concrete structure with rendered blockwork walls.

4.3.2. A detailed assessment of the load-bearing capabilities and construction methods has not been carried out and the contractor is advised to take due care preparing details for temporary works and not to significantly increase the loading on the existing structure.

4.3.3. An asbestos register is not available but an asbestos survey is to form part of the contractor's work and to be undertaken prior to any works starting on site. Any suspected asbestos is to be notified and tested with works suspended in the affected area.

### 4.4. Existing services

4.4.1. Mains water, gas electricity and drainage are connected to the property. Due care must be taken to both locate and protect these services where found.

### 4.5. Fire precautions and means of escape

4.5.1. The front entrance, commonways, fire escape(s) and all other access ways must be kept clear at all times. Any scaffolding must be designed to ensure that free access is maintained to all usual routes at all times, unless specifically agreed otherwise, in advance.

### 4.6. Occupation

4.6.1. The property will be occupied during the work.

### 4.7. Existing Health & Safety Files

4.7.1. There is no existing Health & Safety File.

## 5.0 HAZARDS INHERENT IN THE DESIGN

### 5.1. Principal hazards

5.1.1. The principal hazards identified by the Designer are as set out within the attached Designers Risk Assessments. Particular note should be taken of the following:

- Restricted access / deliveries
- Restricted parking
- Restricted space for material storage
- Maintaining separation from occupants/public/neighbours
- Control of debris and dust
- Vibration and structural disruption from preparing surfaces
- Working at height
- Alterations to load-bearing walls
- Electrical work
- Suspected asbestos containing materials
- Need for first aid and welfare facilities
- Noise

### 5.2. Principal contractor's proposals

5.2.1. The Principal Contractor is required to take appropriate measures to eliminate or control the risks created by the identified hazards. An explanation of the proposed measures is to be included in the form of detailed Method Statements which will provide the basis of the management of the risk to Health and Safety not only of the operatives undertaking the works but also of those affected by the work.

5.2.2. Any other particular hazards in addition to those above are to be identified by the Principal Contractor, who is to submit proposals as to how their associated risks may be controlled.

## 6.0 CONSTRUCTION MATERIALS

### 6.1. Materials generally

6.1.1. Adopt all precautionary measures provided by manufacturers for storage, use and application of specified materials.

6.1.2. The Principal Contractor must undertake COSHH assessments for materials which are unlikely to be familiar to operatives or may have a potentially adverse effect.

## 7.0 SITE WIDE ELEMENTS

### 7.1. Site access and egress

- Store materials and plant away from means of access for the general public and occupants / visitors.
- Remove rubbish and demolition materials regularly. Accumulation is not permitted.
- Agree with the client delivery and storage points for materials before commencing works.

### 7.2. Security

- Ensure that all ladders and other means of access to scaffolding are removed at the end of each working day and locked in a secure area.
- Maintain a daily log of all site operatives and visitors to record time of arrival to site and departure from site.
- Issue all operatives with suitable identifiable high visibility clothing to be worn at all times whilst on site, and further personal protective safety equipment as necessary.

### 7.3. Welfare

- The Contractor will not be able to use welfare facilities currently on site and should include temporary welfare facilities to be located at the rear of the building in their site setup, submitted with tender return, in order to comply with the Construction (Health, Safety & Welfare) Regulations and the Construction (Design & Management) Regulations 2015.
- Temporary connection to Landlord's water and electrical supplies will be made available to the contractor for the works, subject to the contractor making any necessary temporary connections and alterations and meeting the cost of supplies consumed. Meter readings should be taken at the beginning and end of works.

## 8.0 OVERLAP WITH CLIENT'S UNDERTAKING

### 8.1. Occupier's activities

- Noisy or otherwise disruptive works shall be programmed out of hours and in agreement with the Contract Administrator.

### 8.2. Works at high level

- Provide temporary protection to areas below any high level working areas.

## 9.0 TEMPORARY WORKS

### 9.1. Scaffolding

- Any scaffolding is not to be tied to the existing structure.
- Scaffolding is to be appropriately designed, fit for purpose and signed off as appropriate. Comply with all statutory requirements.

### 9.2. Access generally

- Provide safe access for operatives in the form of staging, ladders, step ladders, etc. as required.
- Provide temporary barrier rails and toe boards to all exposed edges.
- Provide protective timber baulks to standards to prevent settlement and provide protection where adjacent to roads and pathways.

## 10.0 SITE RULES

The Principal Contractor shall develop site rules as required and develop control strategies for identified hazards to include, but not exclusively, the following:

### 10.1. Injury and Disease

- Maintain proper first-aid facilities administered by qualified personnel.
- Make arrangements for all contractors to report accidents, ill health and dangerous occurrences notifiable to the HSE under Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2013.
- Make arrangements for all contractors and site visitors to be notified of and to comply with current government regulations and guidelines regarding infectious diseases.

### 10.2. Training and security

- Provide appropriate induction training to site workforce and visitors.
- Prevent unauthorised work outside the defined site area.

### 10.3. Emergency plans

- Prepare and enforce suitable plans detailing actions to be taken in the event of incidents, accidents and emergencies.

## 11.0 CONTINUING LIAISON

### 11.1. Construction phase plan

11.1.1. On appointment the Principal Contractor shall develop the Construction Phase Plan to a stage suitable for use on site, generally in accordance with the Construction (Design and Management) Regulations 2015. Such development shall include, but not exclusively:

- Health and Safety management structure
- Health and safety goals and arrangements monitoring and review of health and safety performance
- Arrangements for regular liaison between parties, workforce consultation, exchange of design information and design changes, selection and control of contractors, site security, site induction and training, welfare and first aid, accident and incident reporting and investigation, site rules, fire and emergency procedures and the production and approval of risk assessments and systems of work
- Arrangements for controlling significant health and safety risks

11.1.2. During the progress of the works the Principal Contractor will modify the Construction Phase Plan to reflect variations in the design or changes in site conditions and liaise with the Principal Designer over such modifications.

### 11.2. Site liaison

11.2.1. The Principal Contractor will liaise with any other contractors and subcontractors for the works. Review health and safety provision for all operations for compliance with the Construction Phase Plan and adequacy of the risk assessments and method statements for all work elements. Implement any agreed changes to the Health Construction Phase Plan arising from such liaison.

11.2.2. The Principal Contractor will set up regular training for all operatives including induction training for all staff upon arrival to site. Ensure procedures for communication and consultation with all contractors and operatives over Health and Safety matters relevant to their works.

11.2.3. The Principal Contractor will monitor for compliance with the Construction Phase Plan.

### 11.3. Client management arrangements

11.3.1. COH Surveyors will act as the client's representative, Principal Designer and project co-ordinator for the purposes of liaison with consultants, designers and contractors.

11.3.2. COH Surveyors will act as lead consultant for the design and construction phases and will chair any progress meetings.

11.3.3. Construction Communications: Progress meetings will be held between the Contract Administrator and Principal Contractor during the construction phase at approximately weekly intervals. Health and Safety will be an agenda item for all meetings.

11.3.4. Construction Information Issue:

a) Design information issued to contractors on behalf of the client will be expected to be issued to the Principal Contractor's office. Further design information will be expected to be accompanied by designers' risk assessments if there is any significant health and safety variation to pre-tender design information.

b) The Principal Contractor will co-ordinate the issue of further design information to other contractors as appropriate. The Principal Contractor, or other contractors where relevant, will assess the risk of any revised or further designs and the Principal Contractor include for any necessary amendment to the Construction Phase Plan.

11.4. **Unforeseen eventualities**

11.4.1. Procedures for dealing with unforeseen eventualities during project execution which result in substantial design changes:

a) As soon as an unforeseen eventuality arises, the Contractor is to inform the Principal Contractor, who shall notify the Principal Designer.

b) Details of the hazards, together with risk assessments, arising from the eventuality are to be complied by the Principal Contractor as soon as possible after occurrence.

11.5. **Health and Safety File**

11.5.1. It is the responsibility of the Principal Designer to establish and maintain the Health and Safety File until their responsibilities come to an end. The Principal Contractor is to then take responsibility for the Health and Safety File. The Principal Contractor is to provide relevant information to the Principal Designer to review, amend or add to the Health and Safety File. This information shall be provided during the progress of the work with the requirement that there must be no outstanding information at the date of Practical Completion.

## 1 EDWARD STREET, BRIGHTON, EAST SUSSEX, BN2 0JD – ACCESS RAMP WORKS

### Designers risk assessment - to be developed and completed by Contractor

| | | | | | |
|---|---|---|---|---|---|
| Principal Designer:<br>COH Surveyors<br>2B Chanctonfold<br>Horsham Road<br>Steyning<br>BN44 3AA | | | Project: 1 Edward Street, Brighton, East Sussex, BN2 0JD<br><br>Access Ramp Works<br><br>Job No. 1557.22 | | Date: September 2024 |
| **Ref** | **Activity/element** | **Potential hazard** | **Persons at risk** | **Action at design stage** | **Possible control options (Contractors)** |
| 1. | Asbestos containing materials | Exposure to asbestos. | Site personnel, occupants, visitors and the public. | Research any existing asbestos records and make available to contractor. Contractor to undertaken asbestos demolition survey prior to works starting on site. | Specialist operatives to work with asbestos containing materials. |
| 2. | Clearing of debris and rubbish | Danger of falling. Falling materials. | Site personnel, occupants, visitors and members of the public. | Provide method statements for the removal of materials from scaffolding and the site. | Rubbish to be bagged and disposed of off site. |
| 3. | Control of debris and dust | Fumes. Dust and flying particles. Substances hazardous to heath. Falling materials. | Site personnel, occupants, visitors and public. | Method Statements for working practices. | Scaffold will be netted, areas will be ventilated. Consider off-site cutting where possible. |
| 4. | Decoration and repairs | Fumes. Dust and flying particles. Substances hazardous to health. Danger of falling. Falling load. | Site personnel and visitors | Set up procedures for COSHH Regulations to be implemented. Method Statements for working practices. Consider age of buildings when assessing risk from existing materials. | Scaffold will be netted, areas will be ventilated. |

| Principal Designer:<br>COH Surveyors<br>2B Chanctonfold<br>Horsham Road<br>Steyning<br>BN44 3AA | | | Project: 1 Edward Street, Brighton, East Sussex, BN2 0JD<br><br>Access Ramp Works<br><br>Job No. 1557.22 | | Date: September 2024 |
|---|---|---|---|---|---|
| **Ref** | **Activity/element** | **Potential hazard** | **Persons at risk** | **Action at design stage** | **Possible control options (Contractors)** |
| 5. | Demolition | Unexpected collapse, falling materials. Handling injury. | Site personnel, occupants, visitors and members of the public. | Enable close proximity of skippage, require demolition to British Standards, ensure drawings identify load-bearing structures where possible. | Use experienced operatives, limit to primarily hand demolition, cart away immediately, ensure adequate support. |
| 6. | Electricity and other services | Shocks, explosions, falling from ladders. | Site personnel, occupants, visitors. | Identify services routes where possible, specify use of accredited contractors. | Use of accredited contractors, site confirmation of services routes. |
| 7. | Maintaining separation from occupants | Fumes. Dust and flying particles. Substances hazardous to health. Danger of falling. Falling load. | Occupants, visitors and the public. | Design suitable screening/hoarding. | Ensure site is secure at all times. Signing in/out to site to be undertaken. Lock up site at the end of each day. |
| 8. | Restricted access/deliveries | Vehicle pedestrian accident. Falling load. Manual handling injury. | Site personnel, occupants, visitors and the public. | Contractor to liaise with designer re. timing of deliveries and methods of transportation. Observe restrictions imposed. | Deliveries to be timed to reduce obstructions, adequate unloading staff, manual handling training. |
| 9. | Restricted parking | Vehicle pedestrian accident. | Site personnel and the public. | Contractor to observe restrictions imposed. | Contractor to obtain trades parking permits for all company vehicles. |

| Principal Designer:<br>COH Surveyors<br>2B Chanctonfold<br>Horsham Road<br>Steyning<br>BN44 3AA | | | Project: 1 Edward Street, Brighton, East Sussex, BN2 0JD<br><br>Access Ramp Works<br><br>Job No. 1557.22 | | Date: September 2024 |
|---|---|---|---|---|---|
| **Ref** | **Activity/element** | **Potential hazard** | **Persons at risk** | **Action at design stage** | **Possible control options (Contractors)** |
| 10. | Restricted space for material storage | Danger of falling load. | Site personnel, occupants, visitors and the public. | Contractor to liaise with designer re. timing of deliveries and methods of transportation. Observe restrictions imposed. | Deliveries to be timed to reduce storage space required. |
| 11. | Transportation, loading and unloading | Vehicle pedestrian accident. Falling load. Manual handling injury. | Site personnel, occupants, visitors and the public | Contractor to liaise with designer re. timing of deliveries and methods of transportation. Observe restrictions imposed. | Deliveries to be timed to reduce obstructions, adequate unloading staff, manual handling training. Deliveries to be direct to fenced compound where possible. |
| 12. | Transportation of heavy materials including manual handling | Danger of falling load. Manual handling injury. Lifting of heavy materials. | Site personnel, occupants, visitors. | Method statement indicating protection measures and working practices. | Mechanical hoist. Temporary crane where necessary. Organise smaller loads/components if possible. |
| 13. | Vibration and structural disruption from preparing surfaces | Unexpected collapse, falling materials. Handling injury. | Site personnel, occupants, visitors and members of the public. | Method statements for working practices. | Use experienced operatives, limit to primarily hand tools, ensure adequate support. Exclude other trades and public from work area.<br><br>Allow to work out of hours. |

**1 EDWARD STREET, BRIGHTON, EAST SUSSEX, BN2 0JD – ACCESS RAMP WORKS**

| Principal Designer:<br>COH Surveyors<br>2B Chanctonfold<br>Horsham Road<br>Steyning<br>BN44 3AA | | | Project: 1 Edward Street, Brighton, East Sussex, BN2 0JD<br><br>Access Ramp Works<br><br>Job No. 1557.22 | | Date: September 2024 |
|---|---|---|---|---|---|
| **Ref** | **Activity/element** | **Potential hazard** | **Persons at risk** | **Action at design stage** | **Possible control options (Contractors)** |
| 14. | Working at height | Falling | Site personnel. | Provide method statements for protection measures and the removal of hazards. | Debris netting. Suitable working platforms. Method statements to include access considerations. |
| 15. | Work generating noise. | Noise | Site personnel, occupants, visitors and public | Method Statements to cover all aspects relating to noise. | Ear protection to be worn by operatives. Notices to occupants. |
| 16. | All site activities | Infections and transfer of virus on site. | Site personnel, occupants, visitors and public. | Method statements for working practices. | Keep up to date with government regulations and guidelines (currently Covid-19). Signage, PPE and social distancing to be on site. |

# APPENDIX B

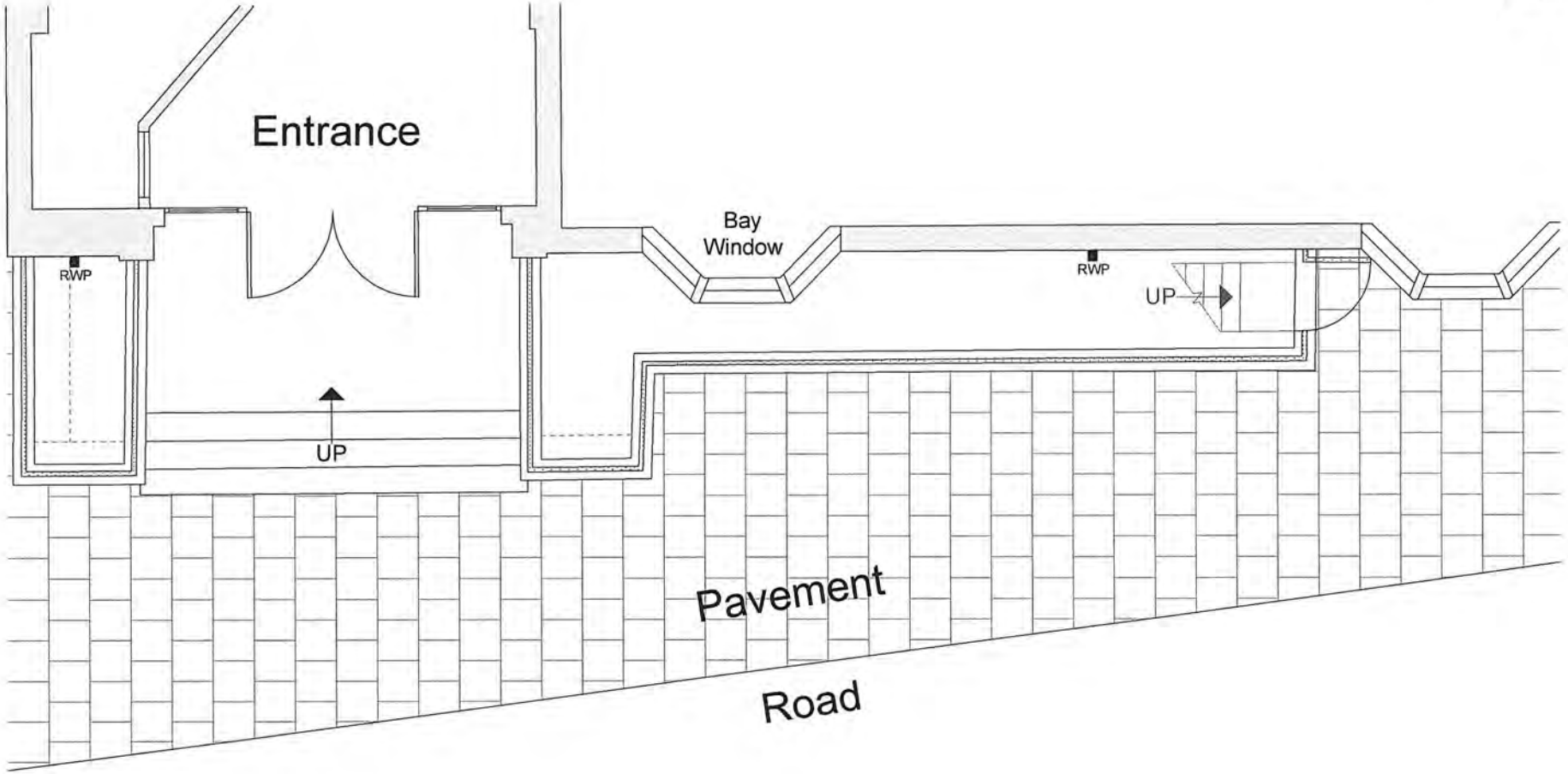
Drawings

RICS

## DRAWING ISSUE NOTE:

- For the purpose of submission to Local Authority for the approval of Planning Consent
- This drawing is to be read in conjunction with all other relevant drawings & details in this package
- Do not scale, except for Planning purposes
- Dimensions are in millimeters unless otherwise stated
- Do not use for construction
- Should any third party use these drawings for the purpose of construction, it shall be entirely at their own risk.

N

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**COH surveyors**
Crowther
Overton–Hart

2B Chanctonfold, Horsham Road
Steyning, West Sussex. BN44 3AA
T 01903 816290
E reception@cohsurveyors.co.uk


Site Address
1 Edward Street
Brighton
East Sussex
BN2 0JD

Client
Mr J M Padley BA

Drawing Issue:
**EXISTING**

Signed.....

Name.....Date.....

registered LABC Partner Authority Scheme

Drawing
Existing Plan

Project
Access Ramp

Revision

Drawing No.
**1557.22.01**

Revision

Scale
1:50 @ A3

Date
Sep '24

Drawn By
JL

Checked By
RH

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RICS

## DRAWING ISSUE NOTE:

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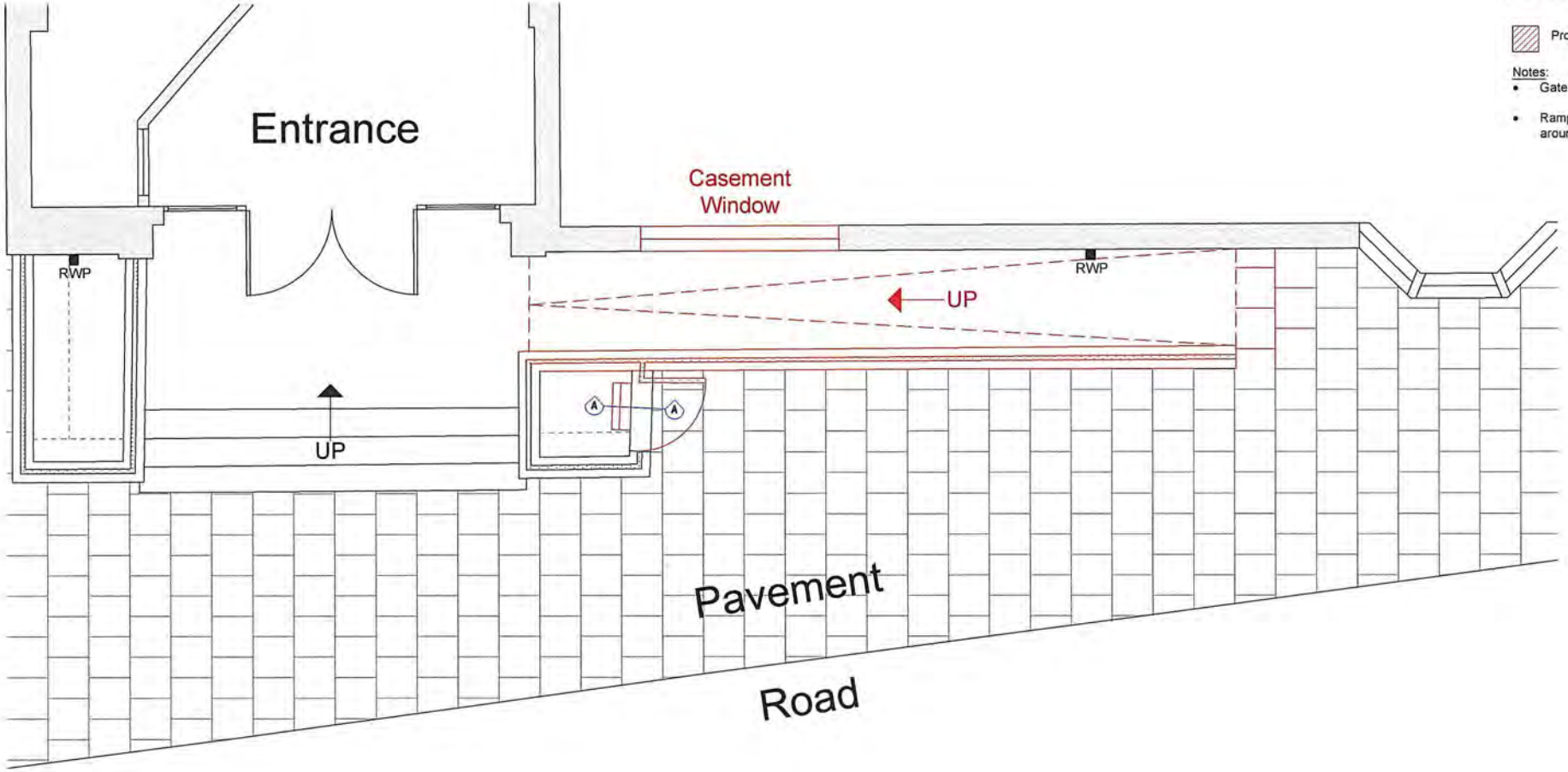
- Do not use for construction
- Should any third party use these drawings for the purpose of construction, it shall be entirely at their own risk.

N

Proposed changes.

Notes:

- Gate to be salvaged.
- Ramp to be installed around existing RWP.

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COH surveyors
Crowther Overton–Hart
2B Chanctonfold, Horsham Road
Steyning, West Sussex. BN44 3AA
T 01903 816290
E reception@cohsurveyors.co.uk


Site Address
1 Edward Street
Brighton
East Sussex
BN2 0JD

Client
Mr J M Padley BA

Drawing Issue:
**PROPOSED**

Signed.....

Name.....Date.....

registered LABC Partner Authority Scheme

Drawing
Proposed Plan

Project
Access Ramp

Revision

Drawing No.
**1557.22.02**

Revision

Scale
1:50 @ A3

| Date | Drawn By | Checked By |
|---|---|---|
| Sep '24 | JL | RH |

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## DRAWING ISSUE NOTE:

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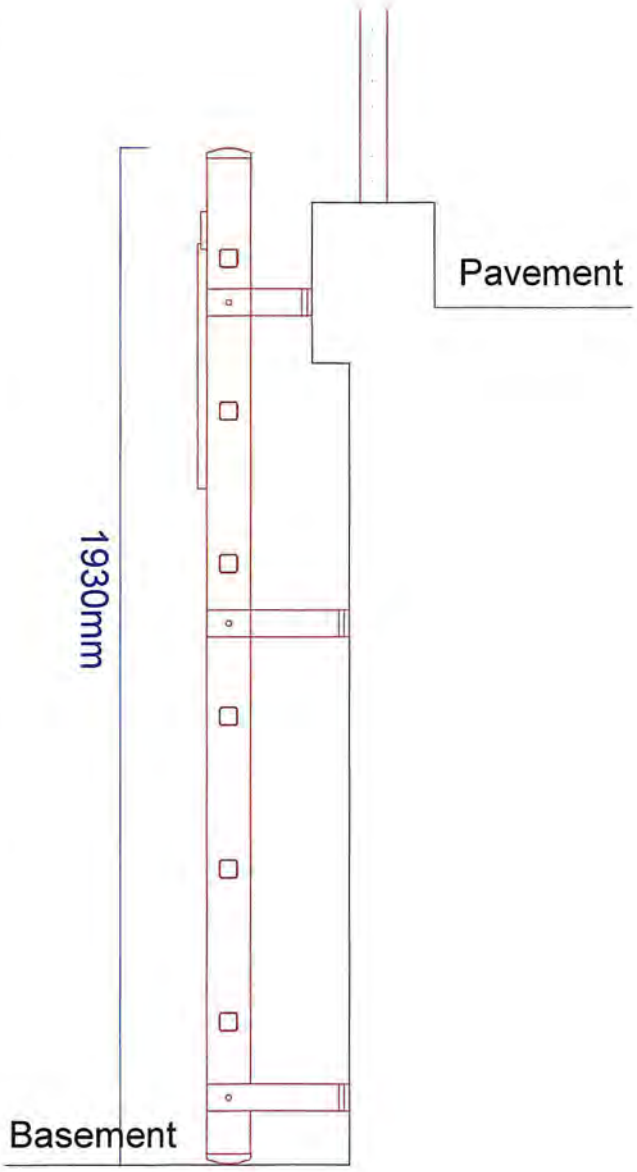
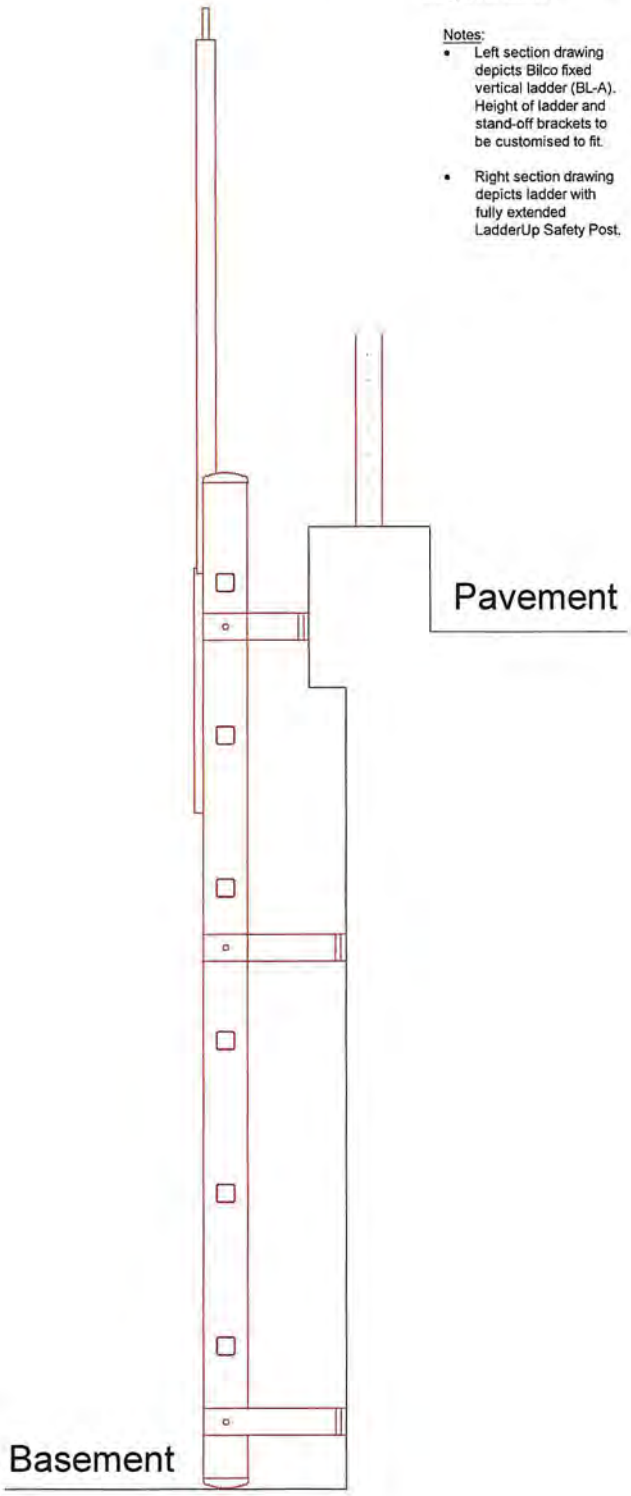
- Do not use for construction
- Should any third party use these drawings for the purpose of construction, it shall be entirely at their own risk.

N

Notes:

- Left section drawing depicts Bilco fixed vertical ladder (BL-A). Height of ladder and stand-off brackets to be customised to fit.
- Right section drawing depicts ladder with fully extended LadderUp Safety Post.

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1:10


COH surveyors
Crowther Overton–Hart
2B Chanctonfold, Horsham Road
Steyning, West Sussex. BN44 3AA
T 01903 816290
E reception@cohsurveyors.co.uk


Site Address
1 Edward Street
Brighton
East Sussex
BN2 0JD

Client
Mr J M Padley BA

Drawing Issue:
**SECTION**

Signed.....
Name.....Date.....

Drawing
Ladder Section

Project
Access Ramp

registered LABC Partner Authority Scheme

Revision

Drawing No.
**1557.22.03**

Revision

Scale
1:10 @ A3

| Date | Drawn By | Checked By |
|---|---|---|
| Sep '24 | JL | RH |

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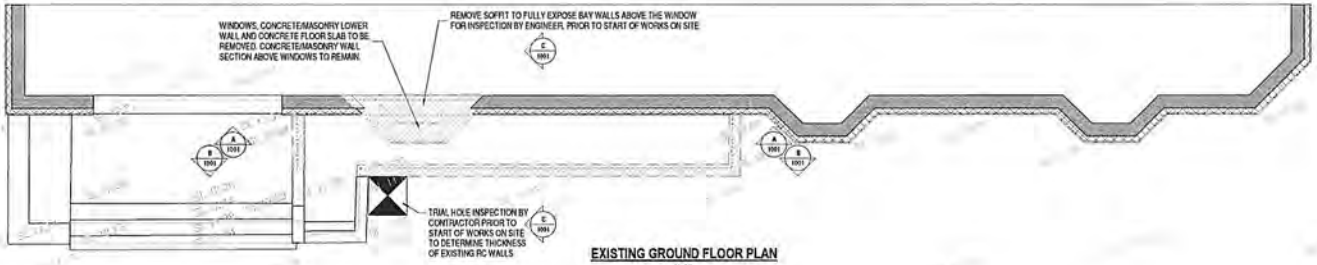


EXISTING GROUND FLOOR PLAN
(1:50)

**⚠ WARNING**
RISK OF INJURY FROM FALLING DEBRIS FROM DEMOLITION OF WALLS AND BAYS. CONTRACTOR TO PROVIDE SUITABLE ACCESS SCAFFOLD AND CRASH DECK TO ALLOW DEBRIS TO BE SUPPORTED AND CLEARED FROM SITE. BAY STRUCTURE TO BE SUPPORTED PRIOR TO CUTTING FREE FROM THE MAIN FRONT WALL.

## GENERAL NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER SWP DRAWINGS, AND WITH ALL RELEVANT ARCHITECT'S AND ENGINEERS DRAWINGS AND SPECIFICATION AND ANY DISCREPANCIES FOUND ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER.

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7. DIFFERENCES BETWEEN THIS DRAWING AND THE SITE CONDITIONS ENCOUNTERED, MUST BE REPORTED TO THE ENGINEER.

8. ALL STEEL SECTIONS TO BE GRADE S275.

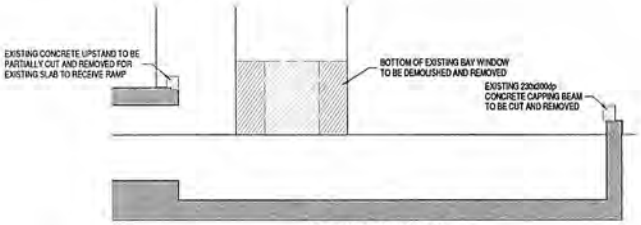
9. ALL NEW STEELWORK TO BE HOT DIP GALVANISED.

10. NEW CONCRETE TO BE C32/40
MINIMUM CEMENT CONTENT = 340kg/m³.
MAXIMUM AGGREGATE SIZE = 20mm.
MAX WATER/CEMENT RATIO = ≤ 0.45.
CEMENT COMBINATION = 11B-S.

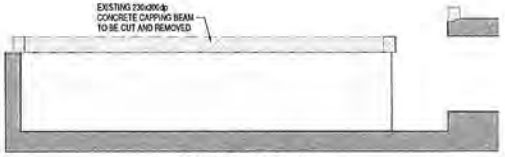
11. ALL SHUTTERED CONCRETE TO HAVE A PLAIN FINISH IN ACCORDANCE WITH NSCS CURRENT EDITION.

12. DURA MINI MESH GRATING FIXED TO ANGLES USING PROPRETARY DURA LARGE DOME WASHERS AND UNISTRUT CLAMPS. JEL INSTALLATION TO DURA COMPOSITES WRITTEN INSTALLATION GUIDE.

13. CHEMICAL ANCHOR BOLTS TO BE HILTI HIT-V M12 ANCHOR ROD 130mm EMBEDMENT WITH HILTI HIT HY-200 RESIN. NUT AND WASHER TO BE PAINTED WITH 2No. COATS OF BITUMASTIC PAINT.




SECTION A - A EXISTING
(1:50)




SECTION B - B EXISTING
(1:50)

SECTION C - C EXISTING
(1:50)

1:50 0 1000 2000 3000 4000 5000
1:1 0 10 20 30 40 50 60 70 80 90 100

| REV | DATE | DESCRIPTION |
|---|---|---|
| P1 | 20.10.23 | BUILDING REGULATIONS ISSUE |

PRELIMINARY

STEPHEN WILSON PARTNERSHIP LTD
Chalkington Barn, Ottons Business Park, Ottons Road, POLEGATE, BN26 6HY Telephone: 01323 512020
Email: info@swpartnership.co.uk • Website: www.swpartnership.co.uk

CLIENT: ESTATE OF J. PADLEY

ARCHITECT: ARCHANGELS ARCHITECTS

JOB TITLE: FRONT ENTRANCE ACCESS RAMP
1 EDWARD STREET, BRIGHTON

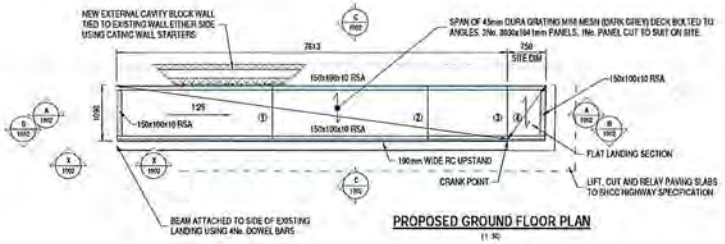
DRAWING TITLE: GROUND FLOOR PLAN SHOWING EXISTING STRUCTURE & DEMOLITION

| SCALE AT A1 | DATE | DRAWN | CHECKED |
|---|---|---|---|
| 1:50 | JUNE '23 | CW | DG |
| | CHK RP | | |

DESIGN STATUS: STAGE 4 - TECHNICAL DESIGN

DRAWING STATUS: S4 DRAWING SUITABILITY: STAGE APPROVAL

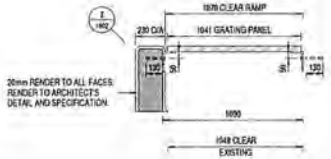
| JOB No | DRAWING No | REV |
|---|---|---|
| E8757 | 8757-SWP-Z1-GF-DP-S-1001 | P1 |




PROPOSED GROUND FLOOR PLAN

(1:50)

**LOADING**
RAMP DESIGNED FOR THE FOLLOWING IMPOSED LOADS:
$q_k = 5.0kN/m^2$
$G_k = 3.6kN/m^2$



SECTION A - A PROPOSED

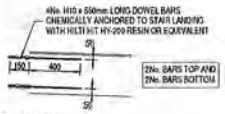
(1:50)

SECTION B - B PROPOSED

(1:50)

SECTION C - C PROPOSED

(1:20)

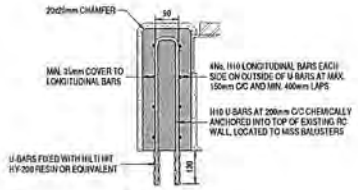



DETAIL X - X

(1:20)

DETAIL Y - Y

(1:10)




DETAIL Z - Z
(REINFORCEMENT DETAILS)

(1:10)

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| REV | DATE | DESCRIPTION |
|---|---|---|
| P1 | 27.06.23 | BUILDING REGULATIONS ISSUE |

PRELIMINARY


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Lashington Barn, Ditchling Business Park, Ditchling Road, RODLEGATE, BN26 6HY. Telephone: 01273 412020
E-mail: info@swpartnership.co.uk • Website: www.swpartnership.co.uk


CLIENT: ESTATE OF J. PADLEY

ARCHITECT: ARCHANGELS ARCHITECTS

JOB TITLE: FRONT ENTRANCE ACCESS RAMP 1 EDWARD STREET, BRIGHTON

DRAWING TITLE: GROUND FLOOR PLAN SHOWING PROPOSED STRUCTURE

| SCALE (A1) | DATE | DRAWN |
|---|---|---|
| 1:50 | JUNE '23 | CW |
| | CHK: RP | ENGINEER: DG |

PLAN STATUS: STAGE 4 - TECHNICAL DESIGN

DRAWING STATUS: S4 — DRAWING SUITABILITY: STAGE APPROVAL

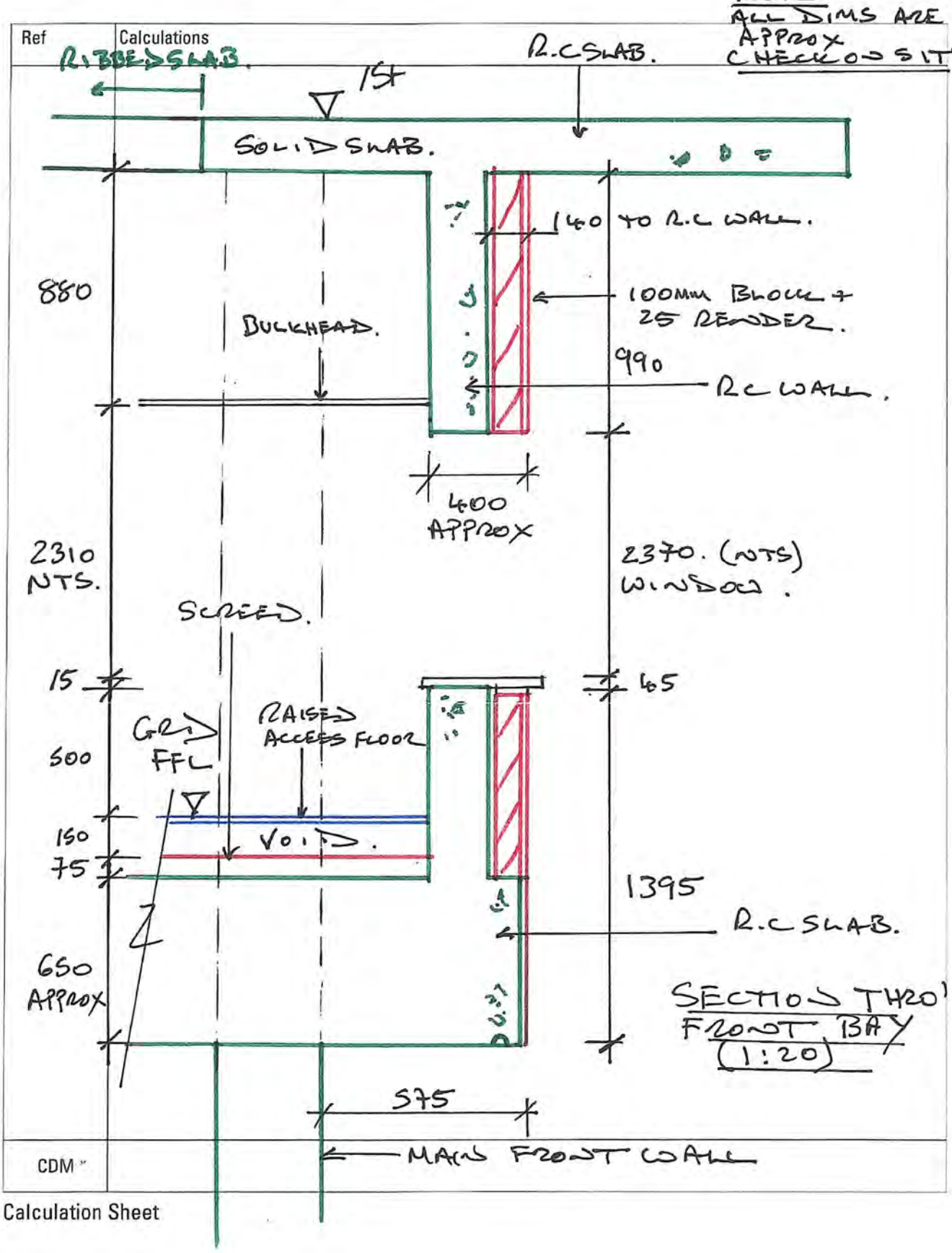
| JOB No. | DRAWING No. | REV |
|---|---|---|
| E8757 | 8757-SWP-Z1-GF-DP-S-1002 | P1 |

| Job Title | | Date |
|---|---|---|
| 1 EDWARD STREET BRIGHTON | | 14.12.22. |
| Item SECTION THROUGH FRONT BAY. | Job No. ES757. | Sheet No. SK/01. |
| Prepared by RP | Checked by | |


STEPHEN WILSON PARTNERSHIP LTD
Chalvington Barn, Dittons Business Park, Dittons Road, POLEGATE, BN26 6HY Telephone: 01323 412020
E-mail: info@swpeast.co.uk • Website: www.swpeast.co.uk


NOTE
ALL DIMS ARE APPROX
CHECK ON SITE

| Ref | Calculations |
|---|---|




CDM

Calculation Sheet

**Annex B– Basement Repairs**

**SPECIFICATION FOR**

# CAR PARK RE-WEATHERING AND REPAIR WORKS TO BE CARRIED OUT AT

# 1 EDWARD STREET (BRIGHTON FAMILY CENTRE), BRIGHTON, BN2 0JD

**FOR**

**MRS PRISCILLA PADLEY**


**COH surveyors**
Crowther Overton-Hart

2B Chanctonfold, Horsham Road, Steyning, West Sussex BN44 3AA
Telephone: 01903 816290
E-mail: reception@cohsurveyors.co.uk



**ISSUED:** **October 2024**

**JOB NO:** **1449.21**

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| | Pre-Construction Information | |
| | Designer Risk Assessments | |
| **APPENDIX B:** | **STRUCTURAL ENGINEER SPECIFICATION** | |
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| | • | |
| **APPENDIX C:** | **WATERPROOFING DETAILS** | |
| | **IKO specification:** | |
| | • **Reference No. NSF O-0058531 Rev 1 dated 18/10/2024** | |

## SECTION 1

## PRELIMINARIES

## PART 1 - PREAMBLES

### Project Description

A. The project consists of re-weathering and repair works. All works are to be carried out to the car park podium and underground car park at 1 Edward Street, Brighton, East Sussex, BN2 0JD. 1 Edward Street is in use as court rooms and associated offices and will be occupied throughout the works. Attention is drawn to Pages 1-5A & 3-6D & E which sets out the requirement for preventing noise disruption to the occupier.

B. The works are planned to commence during Winter 2024/25. All works are required to be completed promptly, and in line with the selected contractor's programme of works.

### The Preliminaries

C. The information contained within these Preliminaries shall be deemed to override all other Preliminaries. The requirement of this document and all other documents will be additive.

### Contract Documents

D. All drawings and other documents referred to in the Recitals as forming the Contract Documents are complementary and together set out the total extent of the Works. No claim for additional sums or for any extension of time will be accepted as a result of reading any drawing or document in isolation to the remainder.

### Execution

E. The Contract will be executed under hand.

**TO COLLECTION: £** _____

**Site Visit**

A. Before tendering: Ascertain the nature of the site, access thereto and all local conditions and restrictions likely to affect the execution of the Works, in particular those concerning the extent and nature of the Works, the conditions under which the Works will be carried out with specific reference to the programme, physical restrictions and site conditions, existing services and services connections, noise restrictions, the relevant local authorities and the Contract Administrator's (CA's) constraints and requirements. The Contractor should also make all necessary allowances for the conditions affecting the supply of labour and materials, and any other matter which may affect the tender, including site access, parking, unloading and site clearance restrictions. No claims arising out of misunderstanding, lack of knowledge or neglect to take the above matters into account will be entertained as the Contractor will be deemed to have visited and inspected the site.

**Tender**

B. 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.

**Scope**

C. The tender submission from the Contractor must include a fully priced document, a programme, a form of tender, a detailed method statement detailing the Contractor's week-by-week approach to the project, a list of personnel, analysis of any proposed working outside normal working hours and method statement for noisy work, and a list of sub-contractors and manufacturing suppliers that the company will appoint to undertake any part of the works.

**Exclusions**

D. Inability to tender: Immediately inform the CA if any part of the work as defined in the tender documents cannot be tendered.

**Pricing of Specification**

E. In pricing the specification, the Contractor shall include for all works referred to in any of the Contract documents which is deemed necessary to complete the works to the satisfaction of the CA.

F. Notwithstanding whether it is mentioned in the specification, the Contractor shall ensure that at tender stage he has sufficient information and shall allow in his pricing and in his programme, for all necessary, samples, prototypes, submission for and obtaining of approval in writing from the CA, to enable the work to be fully completed.

**TO COLLECTION: £** _____

A. The Contractor is directed to price each individual item in the specification and not to insert lump sum totals.

B. The description of items of work shall be read in conjunction with the other parts of this document, including the Preliminaries, and any other tender documentation.

C. The Contractor is responsible for ascertaining the exact nature and scope of the works and he will be deemed to have allowed in his prices for everything necessary to carry out the works in a safe and competent manner to the reasonable satisfaction of the CA, including all necessary out of hours working.

D. Only the main items of work are described. Associated items are deemed to be included within the main items of work (e.g. architraves, stops, frames, nosings, corner beadings, fixings or trims of any kind, lintels, packing to achieve plumb or flat level surface or line, surface preparations, narrow widths, labours, cutting around openings, working around services or in high areas, provision of templates, etc.). The Contractor shall allow in his price for all that is necessary and for all costs in connection with the carrying out of the works.

E. Where the Contractor is fixing items supplied by others, his price shall include for unloading, storing, hoisting, placing in position, fixing, including the supply of fixings where not provided, cleaning, including the removal of all protective tapes and the return or disposal of all waste materials packaging where appropriate.

F. Clearing away of old materials and debris from the site is deemed to be included with the items to which they relate.

G. The Contractor is required to take particular care in relation to the existing services including those that relate to areas outside of the site boundaries and he shall allow for this, at all stages of the project.

H. The Contractor is to carefully check all quotations obtained from sub-contractors, manufacturers, fabricators or suppliers to ensure that they comply in every respect with the details contained within his tender documentation. The Contractor is to take full responsibility and allow for all shortfall or variations required to the quotations in order to achieve such compliance.

**Priced Documents**

I. Alterations: Do not alter or qualify the priced documents without written consent. Tenders containing unauthorised alterations or qualifications may be rejected.

J. Measurements: Where not stated, ascertain from the drawings.

**TO COLLECTION: £** _____

A. Deemed Included: Costs relating to items, which are not priced, will be deemed to have been included elsewhere in the tender.

B. The Employer reserves the right to omit any of the items of work within the specification, inclusive of profit currently included by way of specified or scheduled items or provisional sums.

**Tendering Procedure**

C. General: In accordance with JCT Practice Note 6 (Series 2) 'Main Contract Tendering'.

D. Errors: Alternative 2 is to apply.

**Acceptance of Tender**

E. The Employer and Employer's representatives offer no guarantee that the tender will be accepted and they will not be responsible for any costs incurred in its preparation.

F. Should there be any doubt or ambiguity as to the meaning of the Conditions of Contract, specification, contract drawings or any part thereof, or as to anything to be done or not to be done by the Contractor or as to any other matter, the Contractor should ask for the necessary information before tendering.

G. The Contractor will be expected to fix and keep their tender price for the proposed commencement of work in Winter 2024/25.

**Tendering and Sub-Letting**

H. The Contractor shall provide all necessary general and special attendance on sub-contractors including any named in the specification below including:

- Use of standard scaffolding, special scaffolding and mechanical hoist facilities;
- Provision of adequate mess rooms, sanitary accommodation and welfare facilities;
- Provision of space for office and workshop accommodation for storage of plant and materials;
- Provision of water and provision of adequate temporary lighting;
- Provision of socket outlets to within 15 metres of any work position and electric current for plug-in hand tools rated up to 3kW each;

**TO COLLECTION: £** _____

- Taking delivery, unloading, placing in secure storage and in correct conditions and hoisting materials, goods and equipment brought to the site including provision of crane where necessary (including operator and fuel) and generally moving heavy items of equipment;
- Placing in position and protection of materials/articles after fixing;
- Clearing away rubbish;
- Use of telephone (including cost of calls) and IT equipment for the purposes of sending electronic mail.

**The Works**

A. The Contractor is to allow for undertaking the works in accordance with his programme including the works which are described as being carried out by others.

B. The Contractor is to ensure that he complies fully with all requirements of the CA and the Employer with regard to use of the site and environs and his attention is drawn to the fact that noise and pollution control, including control of dust, vibration and removal of debris and strict management of the use of external and access areas will be extremely important factors in relation to the Employer throughout the period of the Works. Allow for undertaking all noisy operations out of hours.

C. In the event that the Contractor receives a complaint from the Employer as a result of noisy work, vibration or other nuisance or disturbance, he shall immediately cease the offending operation, contact the CA and re-programme the relevant work. All costs in connection with complying with this requirement are to be included within the Contractor's tender. The Contractor shall note that the subject building is fully occupied at all times and ensure that health and safety risks to occupiers and visitors are managed.

**Existing Building**

D. The Contractor will be deemed to have carried out a sufficient inspection of the existing building so as to determine its construction prior to demolition and/or alteration works.

**Quality**

E. A high level of quality is required.

**Temporary Works**

F. The contractor shall at all times remain responsible for the design and installation of all temporary works.

**TO COLLECTION: £** _____

**Construction (Design and Management) Regulations:**

**Duties of Principal Contractor**

A. With his role as the Principal Contractor, the Contractor will be required to maintain CDM oversight and accept responsibility for all Works which are being carried out on site, including works by others who are directly employed and this must be allowed for within his tender. Other key duties include:

- Produce prior to commencement, develop and implement the construction phase health and safety plan;
- Arrange for competent and adequately resourced contractors to carry out the work where it is sub-contracted;
- Ensure the co-ordination and co-operation of contractors;
- Obtain from contractors the main findings of their risk assessments and details of how they intend to carry out high risk operations;
- Ensure that contractors have information about risks on site;
- Ensure that workers on site have been given adequate training;
- Ensure that contractors and workers comply with any site rules which may have been set out in the health and safety plan;
- Monitor health and safety performance;
- Ensure that all workers are properly informed and consulted;
- Make sure only authorised people are allowed onto the site;
- Display the notification of the project to HSE.

B. The Contractor shall include within his price for executing all his obligations under the Construction (Design & Management) Regulations 2015 including the production and maintenance of a Construction Phase Health & Safety Plan for the duration of the works.

C. Before completion, the Contractor shall liaise with the Principal Designer with regard to the production of a Preliminary Health & Safety File and O&M Manuals. The Contractor shall as part of Practical Completion produce two copies in pdf format for the Principal Designer and the Client.

**TO COLLECTION: £** _____

**Safety, Health and Welfare**

A. The Contractor must provide for all costs and charges incurred by complying with all safety, health and welfare regulations, appertaining to all workpeople employed on the site including those employed by all sub-contractors. Such accommodation as the Contractor is required to provide is to be cleared away on completion and the area made good.

**Compliance**

B. The Contractor is to ensure that he complies fully with all requirements of the CA and the Employer with regard to use of the site and environs and his attention is drawn to the fact that noise and pollution control, including control of dust, vibration and removal of debris and strict management of the use of external and access areas will be extremely important factors in relation to the Employer throughout the period of the works.

C. Should a nuisance arise, the Contractor shall indemnify the Employer from and against any liability whatsoever. There shall be no entitlement or any reimbursement from the Employer for any costs, damage or loss and expense suffered as a result of the Contractor's compliance or non-compliance with these requirements nor for any extension of time for delays similarly caused as the Contractor shall be deemed to have formed his own opinion as to the risks involved and to have accepted full responsibility, therefore. Care is to be exercised in connection with any works which are being carried out by the Employer or by the Employer's persons.

**Co-ordination of Sub-Contractors and Directly Engaged Contractors Activities**:

D. As part of the obligations under this contract and various sub-contracts, the Contractor will ultimately be responsible for the co-ordination of the activities of all Sub-Contractors and others engaged directly by the Employer, including builder's work. He shall ensure that all Sub-Contractors and others engaged directly by the Employer are aware of the requirements of his programme insofar as work on site and the issue of information is concerned.

E. The Contractor will be fully responsible for the work of all Sub-Contractors including the progressing of any design work that may be necessary to enable Sub-Contractors or suppliers to comply with the contract programme and he shall ensure that drawings are submitted in sufficient time for consideration and comment by the CA before the work is put in hand.

**TO COLLECTION: £** _____

**Instructions**

A. Under the contract the CA is the only person who may give instructions to alter or amend the work in any way. Should any other person, local authority, surveyor, engineer, agent, the Employer, etc., give any instructions, such instructions shall be confirmed to the CA and their approval obtained in writing before any action is taken thereon, except in emergency compliance with statutory obligations in which case the contractor shall immediately inform the CA of the action being taken to comply with the statutory obligation.

**Insurance Claims**

B. Notice: If any event occurs which may give rise to any claim or proceedings 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 and the Insurers.

C. Failure to notify: Indemnify the Employer against any loss which may be caused by failure to give such notice.

**Ownership**

D. Materials arising from the demolitions are to become the property of the Contractor except where otherwise stated. Remove from site as works proceed.

**Climatic Conditions**

E. Information: Record accurately and retain:

1) Daily maximum and minimum air temperatures (including overnight).

2) Delays due to adverse weather, including description of the weather, types of work affected and number of hours lost.

**Programme**

F. 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) Planning and mobilisation by the Contractor.

2) Earliest and latest start and finish dates for each activity and identification of all critical activities.

3) Running in, adjustment, commissioning and testing of all engineering services and installations.

**TO COLLECTION: £** _____

4) Work by or on behalf of the Employer and concurrent with the Contract. The nature and scope of which, the relationship with preceding and following work and any relevant limitations are suitably defined in the Contract documents.

5) All noisy work.

6) Critical dates for ordering of the materials and goods:

A. Exclusions: Where and to the extent that the programme has implications for work which is not so defined or are impossible to assess, the Contractor should exclude it and confirm this when submitting the programme. The Programme must show earliest and latest start and finish dates for each activity and identify all critical activities. It must be a detailed bar chart unless agreed otherwise. Submit: within five days of appointment.

**Schedule of Information Required**

B. Within two working days of receiving a 'Letter of Intent' to proceed with the works, the Contractor shall issue a Schedule of Dates for information required indicating dates when information, drawings and any orders and samples are required for the implementation of the programme.

**Contractor's Progress Report**

C. General: Submit a progress report at each site meeting.

D. Content: Notwithstanding the Contractor's obligations under the Contract, the report must include:

1) A progress statement by reference to the master programme for the works.

2) Details of any matters materially affecting the regular progress of the works.

3) Sub-Contractors and suppliers progress reports.

4) Any requirements for further drawings or details or instructions to fulfil any obligations under the Conditions of the Contract.

5) Any outstanding items requiring CA's instructions.

**Contractor's Site Meetings**

E. General: Hold meetings with appropriate sub-contractors and suppliers shortly before main site meetings to facilitate accurate reporting of progress.

**TO COLLECTION: £** _____

**Site Meetings**

A. Site meetings will be held when required by the CA. The Contractor shall attend such meetings and is to inform Sub-Contractors when their presence is required. The Contract Administrator will be responsible for the production and circulation of minutes of site meetings.

**Notice of Completion/Practical Completion**

B. Requirement: Give notice of the anticipated dates of completion of the whole or parts of the works as applicable.

C. Practical Completion shall only be certified after the completion of all finishes including decorating to a standard ready for occupation. All services and facilities are complete and functioning satisfactorily.

D. The issue of the Certificate of Practical Completion shall be subject to the satisfactory provision of all formal approval documents from the EHO and Building Control and the provision of all Operating and Maintenance manuals. The Contractor is to allow for all costs which he considers may be involved in meeting this requirement in his tender price.

E. Immediately prior to the date of completion, the CA shall present to the Contractor a snagging list of defects or minor outstanding works and the Contractor shall be required to complete any works that are contained within this list within 14 days.

F. The snagging schedule shall not be an extensive list of defects and uncompleted work. The Contractor is responsible for ensuring the work is practically complete to include the following:

1) Decorations completed to a satisfactory standard.

2) All the finishes in place and ready for occupation by the Employer.

3) All services tested and operating satisfactorily.

**Daywork Vouchers**

G. Before commencing work: Give reasonable notice to person countersigning daywork vouchers.

H. Content: Before delivery each voucher must be:

1) Referenced by the instruction under which the work was authorised.

2) Signed by the Contractor's person in charge, as evidence that the operatives' names, the time daily spent on each and the equipment and products employed are correct.

**TO COLLECTION: £** _____

A. Submit: By the end of the week in which the work has been executed.

**Interim Valuations**

B. Applications: Include details of amounts due under the Contract together with all necessary supporting information.

C. Submission: At least seven days before established dates.

D. The Contractor is to note that the preliminaries will be value related, that is, taken as a percentage of the building works carried out when being included for payment in interim valuations and he is to make full allowance for this within his tender.

**Preliminaries**

E. The Contractor is to provide a breakdown of the elements of his preliminary costs including separation of ongoing charges for hire and rental and the ongoing costs of providing a resident Site Agent.

**Public Holidays**

F. The Contractor shall only allow the statutory Bank Holidays and normal Holidays-with-Pay as agreed with his workmen during the course of this contract.

**Drawings**

G.

SWP drawings:

- E8757-01.P1

**Inspection of Insurance Policies**

H. The Contractor shall, before taking possession of the site, produce his insurance policies together with current premium receipts for inspection by the CA and he shall not enter onto the site until these have been acknowledged as satisfactory.

**Plant, Tools and Vehicles**

I. The Contractor is to provide all plant, tools and vehicles necessary for the safe, expeditious and proper execution and completion of the works.

**TO COLLECTION: £** _____

**Notices and Fees**

A. The Contractor must give all notices required by any Act of Parliament, Regulations or Bylaws of any Local Authority or Public Service Company or Authority and pay and indemnify the Authority against any fees, charges, rates or taxes legally demandable, including those on temporary buildings.

**Setting out the Works**

B. The Contractor shall set out the work accurately to the true intent and meaning of the drawings, and provide all instruments, lines, apparatus and other things required for setting out. The Contractor will be held responsible for the accuracy of the setting out and shall amend any errors arising from inaccuracy.

C. Dimensions for fittings shall be taken from the job and set out accordingly. Details will be dimensioned on this understanding. Any discrepancy between the drawings and the Specification or between drawings shall be immediately referred to the CA and the point decided by him/her prior to the work being put in hand.

D. All figured dimensions are to be worked to in preference to scaling the drawings, and all large-scale drawings to be worked to in preference to those of smaller scale. All dimensions and levels are to be taken where necessary from the existing works and site.

**Contractor's Representative**

E. The Contractor must keep on the Works during all working hours, a competent person in charge of the supervision of this contract. He must be experienced in the supervision of all trades. The person in charge must give all necessary superintendence during the execution of the works and all assistance to the CA as required. Any instructions given to him by the CA shall be deemed to have been issued to the Contractor.

**Labour-On-Costs**

F. The Contractor shall provide for all costs, payments and charges in respect of all workpeople for:

- National Insurance Contributions.
- Pensions.
- Annual and Public Holidays.
- Travelling Time, Expenses, Fares and Transport.
- Guaranteed Time.

**TO COLLECTION: £** _____

- Non-Productive Time and other expenses in connection with Overtime, Incentive and Bonus Payments.
- Compliance with the National Working Rule Agreement including.
- Dirty Money and Danger Money.
- Any other disbursements arising from the employment of labour, including severance and redundancy payments, sick scheme payments and training levies and payments.

**Safeguarding the Works, Materials and Plant against Damage and Theft**

A. The Contractor shall allow for the safeguarding of the works, materials, fittings and plant, etc., against damage and theft and shall make good any damage or replace any missing items at his own expense. He shall prevent unauthorised persons from trespassing on the site.

**Maintenance of Public and Private Roads and Services**

B. The Contractor is to be responsible for all damage that may arise to the existing public and private roadways, yards, passageways, kerbs, channels, drains, footpaths, mains, cables, pipes, etc., through the works or from cartage of materials to or from the works and shall make good all damage and pay all claims legally demanded for same. He shall keep roads and paths which adjoin or traverse the site free from mud, soil, etc., due to the works, and must ensure that no nuisance or obstruction arises from building or carting operations.

C. The Contractor shall be responsible for keeping all persons under his control including men employed by Sub-Contractors within the limits of the site and will be liable for all damage to adjoining premises and property by workmen, lorries or from any other causes whatsoever and shall indemnify the Employer from any claim which may arise consequent upon any such trespass.

D. He shall ensure that when carrying out any works on or to the public highway, precautions for safety are taken in accordance with the "Traffic Safety Code for Roadworks" issued by H M Stationery Office, 1962.

E. He shall be responsible for protecting and upholding all pipes, ducts, sewers, electric and gas mains and other works that may be met with and shall make good damage caused by reason of the works.

**Prevention of Accident or Nuisance**

F. The Contractor is to note the following:

1. No radios are to be used on site.

**TO COLLECTION: £** _____

2. All statutory requirements relating to control of noise levels on site are to be complied with. In addition, the Employer requires noise to be kept to a reasonable minimum at all times.

3. All compressors and percussion tools are to be fitted with the manufacturer's recommended effective silencers.

4. All reasonable precautions are to be taken to prevent loss or damage by fire, and to prevent nuisance from water, smoke, dust, rubbish and other causes.

5. No bonfires will be allowed on site.

6. No smoking is to take place on site unless a dedicated area is provided.

7. No work to commence prior to 8am and all works to be complete by 6pm.

8. No children or animals are permitted on site.

9. Parking on site is limited, no more than 2 contractor's vehicles will be permitted on site at any one time unless specifically agreed in advance.

**Discrepancies**

A. The Specification must be read in conjunction with the Drawings as no allowance whatsoever will be made for any discrepancy or error arising because the Contractor failed to do so. If there is any discrepancy between the Specification and Drawings, the Contractor shall consult the CA before executing the work.

**Variations**

B. No extras will be allowed unless substantiated by written order from the CA.

**Labour**

C. The Contractor shall, if so required, deliver weekly to the CA a report as to the number of men employed in each trade.

D. When and where it is found necessary to work overtime, sanction in writing must first be obtained from the CA and any such sanction will only be granted on the understanding that such overtime will not involve the Employer in any payment thereby additional to the Contract Sum.

E. The supply of labour is to be local and the written permission of the CA is to be obtained before imported labour is used. Should it be necessary to import labour, then the Contractor will be responsible for payment of all costs in connection therewith including travelling expenses, lodging allowances, etc.

**TO COLLECTION: £** _____

**Time and Completion**

A. Time is the essence of the contract and the Contractor is to put the works in hand immediately after receiving instructions in writing from the CA and shall complete the whole of the work within the time stated by him in the Form of Tender.

**Provisional Work**

B. The word "Provisional" shall denote a sum of money or a quantity covering work which may be found necessary but of which the nature and extent are not accurately foreseen. No profit shall be added to provisional sums, except as otherwise indicated and such sums will be omitted in their entirety in the final account and the cost of any work ordered will be agreed by the CA. Provisional work is only to be proceeded with when instructions are given by the CA.

**Purchase of Materials**

C. The Employer reserves the right to supply or purchase any materials required for the execution of the contract and pay for same direct to the merchants.

**Materials and Workmanship**

D. All materials to be of the best description and quality and to be approved by the CA and to be in accordance with the appropriate British Standards wherever appropriate. All workmanship throughout is to be of the highest standard, to the reasonable satisfaction of the CA and to be undertaken in a proper and workmanlike manner in accordance with the British Standards Code of Practice and any further instructions, given from time to time, by the CA. Samples of materials, specimen colours, etc., shall be submitted to the CA for approval as required. Where reference is made to a BS number it refers to the British Standards Institution's latest published Specification.

**Water for the Works**

E. The Contractor is to liaise with the Employer regarding the supply of water for the works. It is anticipated that the Contractor will be permitted to use the Landlord's supply.

F. The Contractor shall use clean, fresh water for the works, execute all temporary connections, provide all temporary plumbing for storing and distribution about the site, obtain all licences and permits, pay all fees and charges and conform to all regulations of the local Water Authority, clear away on completion and make good.

**TO COLLECTION: £** _____

**Lighting and Power for the Works**

A. The Contractor is to liaise with the Employer regarding the supply of electricity for the works. It is anticipated that the Contractor will be permitted to use the Landlord's supply.

B. The Contractor shall make all necessary arrangements to provide all lighting and power for the works and work people, execute all temporary connections, provide all temporary arrangements for distribution about the site, conform to all regulations of the local Electricity Board, clear away on completion and make good.

**Temporary Hoardings**

C. The Contractor shall erect such temporary fencing, hoardings, fans, guard-rails, barriers, etc., necessary for the protection of the public and for the proper execution of the works and for meeting the requirements of any local or other authority including applications for pavement licenses and any payments required. He shall provide all requisite day and night watching and lighting together with any warning notices and fuel. Details are listed in the Schedule of Works below.

**General Scaffolding**

D. The Contractor shall provide all general scaffolding for the works, which must be safe, secure and approved by the HSE. Scaffolding shall be promptly removed upon completion of works.

**Use of MEWP's**

E. The Contractor shall be responsible for the selection, management and use of any Mobile Elevating Working Platforms (MEWPs) for the works, which must be safe secure, correctly maintained and safe and approved by the HSE.

**Protecting from Weather**

F. The Contractor shall provide all necessary tarpaulins, sacking, boarding or other coverings, temporary gutters, down-chutes, drains, soakaways, etc., as required for the protection of materials and works which may be damaged by storm, rain, snow, frost, or other inclement weather.

**TO COLLECTION: £** _____

**Work in Inclement Weather**

A. The Contractor shall use constantly his best endeavours to prevent delay due to frost, cold weather, ice and snow and shall do all that may reasonably be required to the satisfaction of the CA to proceed with the works. A guide to approved measures to enable works to proceed in bad weather is given in the booklet "Winter Building" published by HMSO and the Contractor is to use all reasonable and approved building aids and methods to prevent or minimise delays during cold and inclement weather.

**Drying the Works**

B. The Contractor will not be allowed to use the permanent heating installation without the permission of the Employer.

C. The Contractor shall provide all necessary fuel, appliances and attendance for drying and controlling the humidity of the buildings as may be necessary to enable work to proceed by trades to ensure due completion of the contract and pay all costs in connection therewith.

D. The Contractor shall control the drying and humidity of the works and the application of heat to prevent (a) blistering and failure of adhesion, (b) damage due to trapped moisture, and (c) excessive movement.

**Removing Rubbish and Cleaning**

E. The Contractor shall keep the site clean, clear up and cart away all rubbish and debris as it accumulates and at completion and leave the whole of the works clear. The whole of the works internally and externally are to be thoroughly cleaned down on completion including cleaning all glass on both sides, scrubbing all floors, pavings and steps, oiling all ironmongery and leaving the works site fit and ready for occupation and to the full and entire satisfaction of the CA. The existing site roads, lawns and pavings are to be very carefully protected.

**Site Security**

F. The Contractor will take all necessary steps to ensure the complete security of the site throughout the duration of the contract. The Contractor will be held entirely responsible for the security of the building.

**Sign Boards**

G. The contractor shall be entitled, to erect a temporary sign by agreement with the Employer, for the purposes of facilitating deliveries to site. This sign should be removed upon receipt of said deliveries. The size and position of this shall be agreed in advance with the CA. No other signage will be permitted.

**TO COLLECTION: £** _____

**Building Regulations**

A. The contactor shall undertake the role of Principal Contractor under Building Regulations and shall comply with all current regulations.

**TO COLLECTION: £** _____

## PART 2 - CONTRACT

A. The Conditions of Contract shall be the Conditions contained in the JCT Minor Works Building Contract 2024, modified and added to as shown below and these conditions so amended shall be deemed to form and shall be read and construed as part of the Contract.

B. The Contractor tendering is to include for all liabilities contained in the agreement as well as the liabilities contained in the conditions set out in the preliminaries and general conditions.

C. A copy of the JCT Minor Works Building Contract 2024, and the conditions therein referred to is available for inspection at the Contract Administrator's office.

D. The clauses mentioned below are the clauses of the Conditions referred to in the JCT Minor Works Building Contract 2024, modified and added to;

| *Clause etc.* | *Subject* | |
|---|---|---|
| Agreement | | |
| The Agreement | | Leave blank. Insert date once both parties have signed the Contract. |
| The Employer | | Mrs Priscilla Padley |
| The Contractor | | Insert successful Tenderer. |
| Recitals | | |
| First Recital | 'the Works' | Car park works. |
| First Recital | 'Location of Works' | 1 Edward Street, Brighton, East Sussex, BN2 0JD |
| First Recital | 'Architect/Contract Administrator' | Delete 'Architect' |
| Second Recital | the Contract Specification and Contract Drawings | COH Surveyors document reference 1449.21. |
| Second Recital | | Delete 'Work Schedules' |
| Third Recital | | Delete 'or with a Schedule of Rates' |
| Articles | | |
| Article 2 | 'the Contract Sum' | TBC. |

**TO COLLECTION: £** _____

| *Clause etc.* | *Subject* | |
|---|---|---|
| Article 4 | 'Architect/Contract Administrator' | Delete 'Architect' |
| Article 5 | 'CDM Regulations – PD and PC' | Delete 'Architect' |
| Article 6 | 'Building Regulations – PD and PC' | Delete 'Architect' |
| Article 8 | Arbitration | Delete all |
| <u>Contract Particulars</u> | | |
| Fourth Recital and the JCT Fluctuations Option | Base date | Insert date (10 days before tender return). |
| Fourth Recital and clause 4.2 | Construction Industry Scheme (CIS) | Delete is a contractor. |
| Fifth Recital | CDM Regulations | Delete is not notifiable. |
| Sixth Recital | Framework Agreement | Insert 'does not apply' |
| Seventh Recital & Schedule 2 | Health & Safety | Delete 'does not apply' |
| Seventh Recital & Schedule 2 | Cost savings and value improvements | Delete 'does not apply' |
| Seventh Recital & Schedule 2 | Performance indicators and monitoring | Delete 'applies' |
| Article 8 | Arbitration | Delete 'apply' |
| 1.6.2 | Addresses for service of notices by the Parties | TBC. |
| 1.6.2 | Addresses for service of notices by the Parties | TBC. |
| 2.2 | Date for Commencement of the Works | TBC. |
| 2.2 | Date for Completion | TBC. |
| 2.8 | Liquidated Damages | Insert '£500.00 per 'week' |
| 2.10 | Rectification Period | Insert 'Twelve months' |

**TO COLLECTION: £** _____

| *Clause etc.* | *Subject* | |
|---|---|---|
| 4.3 | Interim Payments | Insert 'TBC' and thereafter at intervals of 'four weeks' |
| 4.4 | Percentage of the total value of the work etc. | Insert '95' per cent |
| 4.4 | Percentage of the total amount to be paid to the contractor | Insert '97½' per cent |
| 4.4 and 4.9 | Fluctuations provision | Delete all but 'no fluctuations provision applies' |
| 4.4 and 4.9 | Fluctuations provision percentage | Delete. |
| 4.9.1 | Supply of documentation for computation of amount to be finally certified | Insert 'Three months' |
| 5.3 | Contractor's Insurance – injury to persons or property. Insurance cover (*for any one occurrence or series of occurrences arising out of one event*) | £10 million. |
| 5.4, 5.5, 5.6 | Insurance of the Works - alternative provisions | 5.6 applies. Tenant to insure existing structure. Contractor to insure the works. |
| 5.4 and 5.5 | Percentage to cover professional fees | Insert '15' per cent |
| 5.6 | Insurance arrangements – details of the required policy or policies | Contractor's All Risk. |
| 6.2.3.2 | Services of notices by email | Delete 'applies' |
| 7.1 | Notification and negotiation of disputes | Applies. |
| 7.3 | Adjudication | Applies. |

**TO COLLECTION: £** _____

| *Clause etc.* | *Subject* | |
|---|---|---|
| 7.3 | Nomination of Adjudicator – where no Adjudicator is named or where the named Adjudicator is unwilling or unable to act (whenever that is established) | Delete all but 'Royal Institution of Chartered Surveyors' |
| Schedule 1 (paragraph 2.1) | Arbitration | Delete all |
| Schedule 1 (paragraph 2.1) | Nomination of Arbitrator – where no Arbitrator is named or where the named Arbitrator is unwilling or unable to act (whenever that is established) | Delete all |

**TO COLLECTION: £** _____

## COLLECTION

## SECTION 1: PRELIMINARIES

### PART 1: PREAMBLES

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### PART 2: CONTRACT

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|---|---|

**SECTION 2**

**MATERIALS AND WORKMANSHIP**


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## 1. Excavation and Groundwork

A. The Contractor is advised to visit the site and satisfy himself as to the nature of the ground to be excavated, his prices will be deemed to include for excavating in any type of ground including "made ground" or granular material filling but excepting running sand, old foundations and rock (rock shall be defined as naturally occurring stone which, in the opinion of both parties to the Contract, can only be removed by the use of explosives, compressor tools or hammers and wedges; materials which can be excavated by means of mechanical excavators will be deemed not to be rock); and must include for breaking out or grubbing up and carting away any old tree roots etc., and breaking out and sealing off old drains, which may be encountered. No allowances will be made due to the failure of the Contractor to satisfy himself on these matters.

B. If loose or soft ground is met with, the Contractor shall excavate the same to a solid foundation and shall fill up the excavation with concrete, granular material or earth as the CA directs. Such extra excavation and filling will be paid for at Schedule Rates.

C. In the event of the Contractor excavating below the proper level in good ground and as shown on the drawings or excavating "battered" sides to trenches or if excavation side slips occur for whatever the reason he shall remove any debris and fill up the part so excavated or fallen with concrete, granular material or earth, as the CA directs, at his own expense.

D. The responsibility for draining away, pumping and otherwise removing water will rest with the Contractor throughout the duration of the Contract. The methods employed shall, in all cases, be to the satisfaction of the CA, and if water is removed by pumping, it shall be done so that the material in or around the excavation will not be disturbed by the pumping, and adequate sumps shall be provided.

E. If water is pumped into a sewer the Contractor shall be responsible for any damage caused or any expense in removing from such sewer deposits caused by his work. The Contractor is not to employ continuous pumping methods which could withdraw water from foundations of adjoining buildings.

F. The Contractor is to give notice to the Local Authority and the CA when the excavations are ready to receive concrete and obtain approval that a secure foundation has been reached.

G. The Contractor is to take all necessary precautions to prevent damage to existing trees and hedgerows during excavation either by physical damage to roots or by altering ground levels around them.

**TO COLLECTION: £** _____

SECTION 2 – MATERIALS AND WORKMANSHIP

MATERIALS AND WORKMANSHIP £

## 1. Excavation and Groundwork

A. The Contractor is responsible for locating all existing services and avoiding damage to and supporting them during excavation. Should any such damage occur the appropriate companies must be notified and the damage made good at the Contractor's expense.

B. All excavated material not required, or not suitable for backfilling is to be removed from the site.

C. All existing paving affected by the excavations for the works are to be carefully removed prior to work commencing, stored while the work is carried out and reinstated on completion.

**TO COLLECTION: £** _____

## 2. Demolitions and Alterations

A. The Contractor should visit the site and existing buildings to enable him to price this specification. Dimensions and sizes given in the descriptions have been measured on site and are approximate only. They have been given to assist the Contractor in the pricing of the work but they in no way relieve the Contractor of his responsibility to visit the site and take his own measurements to enable him to assess prices for the work described herein.

B. The contractor is to establish in conjunction with the Employer's representative the location and marking of the position of services affected by the demolition work. Before starting demolition work arrange for the disconnection of services and removal of fittings and equipment.

C. All old materials except where otherwise described are to become the property of the Contractor and to be removed from the site. Credit should be allowed in the Form of Tender for any materials upon which the Contractor places a value and the Employer reserves the right to retain or purchase any or all of the materials at the credit value shown, if any should he so wish.

D. Support existing structure as necessary during cutting of new openings or replacement of structural parts. Do not remove supports until new work is strong enough to support the existing structure. Protect parts of existing building which are to be retained. Cut away and strip out with care to reduce the amount of making good to a minimum. The Contractor shall allow for strutting, propping, shoring and generally protecting the existing premises during the works of alteration, and shall make good any damage caused by lack of such protection at his own expense. Allow for protecting the existing buildings and adjoining property, pavings, etc., during the alterations and make good all work disturbed.

E. Prices for demolitions and alterations in all subsequent items shall, unless described to be set aside, include for basketing out and clearing away as necessary all dirt, rubbish, debris, and superfluous materials whatsoever arising and leaving clean and perfect on completion.

F. The term "make good" is to be interpreted in its fullest sense to match existing work and through, around, into, over and up to new items, openings and the like and the proper jointing to existing. The term "make good structure" is to include cutting, toothing and bonding, pinning up, levelling and preparing, filling and facing up. The terms "make good finishings" is to include all finishings (including dubbing out) to ceilings and soffits, wall and floors and making good skirtings, architraves and joinery.

**TO COLLECTION: £** _____

## 2. Demolitions and Alterations

A The terms "cut openings" and "form openings" is to include quoining up jambs, forming recessed reveals, cutting, toothing and bonding, levelling and preparing bottom of opening and pinning lintels and the like and pinning up over. The term "demolish" is to include removing incidental items. The term "block up openings" is to include quoining up, cutting, toothing and bonding, pinning up and levelling and preparing bottom of opening.

B Arrange with the appropriate authority for the location and marking of the position of services affected by the demolition work. Before starting demolition work arrange with the appropriate authority for the disconnection of services and removal of fittings and equipment.

C The site, surrounding roads and footpaths are to be cleaned and kept free of debris on a regular basis throughout the demolition and excavation works.

**TO COLLECTION: £** _____

**3. Concrete Work**

A. Cement unless otherwise described is to be ordinary Portland Cement to comply with BS EN 197-1:2011 and delivered to the site in the manufacturer's sealed bags and shall be stored in a proper weatherproof store on the works. Any cement affected by damp or weather shall not be used and shall be removed from the site.

B. Fine aggregate is to be clean natural sand or crushed gravel or stone, free from impurities, dust, clay, etc., graded 5mm down. Coarse aggregate to be clean crushed stone or gravel graded 19mm down to 5mm or 38mm down to 5mm. Care should be taken to ensure that supplies of aggregates comply with BS EN 12620:2002+A1:2008and are of consistent quality throughout the job and that there is no variation in grading cleanliness or hardness.

C. Mild steel bar reinforcement to be of British manufacture complying with the requirements of BS 4449:2005+A3:2016 and to be entirely free from loose rust, scale, paint, oil or grease, and is to be placed and maintained in exact position. Prices are to include for cutting to length, bending and tying with No.16 s.w.g. soft iron wire.

D. Bends hooks and cranks shall conform to BS 8666:2005, and BS EN ISO 3766:2003. Laps and splices shall be in accordance with NA+A2:14 TO BS EN 1992-1-1:2004+A1:2014 and all fabric reinforcement shall be side lapped one complete mesh. The steel shall be accurately fixed in position with bars securely wired together with no.16-gauge soft iron wire wherever necessary to prevent displacement during concreting. Specified cover of concrete shall be maintained by the use of approved spacing devices which shall remain in the concrete after use.

E. The mesh fabric reinforcement is to be of British manufacture complying with the requirements of BS 4483:2005. All fabric is to be cleaned and wire brushed as necessary to remove all scale, rust, dirt, grease, oil or paint and the prices are to allow for this and for fixing in position and supplying and fixing all necessary tying wire.

F. All formwork shall be erected true to line, level and profile and shall be of sufficient strength to withstand displacement or distortion by the weight, placing and vibration of the concrete or loss of water. Wrought formwork shall comprise either wrought timber or rough finished timber lined with 10mm thick plywood treated with 'Phenolic' resin or other approved material to produce clean, true and smooth surfaces free from shutter marks with true and well defined arises.

G. The ingredients of the concrete are to be mixed together and defined to BS EN 206:2013+A2:2021 .

**TO COLLECTION: £** _____

**3. Concrete Work**

A. All concrete must be deposited immediately after mixing and be gently placed in position and tipped. All work is to be protected and kept well wetted during hot weather whilst setting.

B. The precast concrete shall be of mix specified, finished fair where described, with a face even in texture and colour and free from holes crazing and other defects.

C. Reinforcement shall have properly hooked ends with a minimum of 35mm cover and the face nearest the reinforcement shall be clearly marked.

D. Where necessary the Contractor should take such precautions as are necessary to maintain the concrete at or above a temperature of 5°C until it is thoroughly hardened. Frozen materials shall not be used and all equipment, formwork and reinforcement and concrete at construction joints shall be free from frost.

E. Ready mixed concrete may be used provided it complies with this specification and BS 8500-2:2006+A1:2012, and it is supplied by a British Ready Mixed Concrete Association Approved Depot and delivery notes are retained for inspection. Ready mixed concrete shall be delivered in accordance with BS ISO 1926:2009, Clause 6. The minimum cement content of designed mixes shall be 340 kg/m$^3$. Designed mixes for reinforced concrete shall comply with the requirements of BS 8500-2:2006+A1:2012.

F. Extra water must not be added to ready mixed concrete.

G. All concrete must be thoroughly compacted for its full depth by mechanical vibration unless otherwise approved.

**TO COLLECTION: £** _____

**4. Blockwork**

A. The cement to be as previously described in "Concrete Work".

B. The sand to be clean, sharp, river or pit sand free from all impurities and to comply with BS EN 13139:2002Table 1, and to be washed if required.

C. Mortar for blockwork is to be 1:4 cement:sand thoroughly mixed together. The mortar shall be used fresh, re-tempering of mortar which has attained its initial set will not be permitted.

D. Hollow block walls shall be constructed with inner and outer skins in thicknesses as described with cavity between and the skins bonded together with stainless steel wall ties to comply with BS EN 845-1:2013+A1:2016 Type A spaced 900mm apart horizontally and every sixth course vertically and staggered with extra ties at angles reveals of openings. Cavities must be kept clear of mortar droppings and rubbish by means of laths placed on the ties and cleared and raised as the work proceeds. Prices are to include for leaving open joints above lintels and the damp proof courses to ventilate and drain the cavities, and for additional wall ties at sides of openings every 300mm vertically.

E. Blockwork for inner skin of the external cavity walls is to be 140mm thick 7.0N./sq.mm. blocks as supplied by Tarmac Topblock Limited. Blockwork for the outer skin is to be 100mm thick 7.0N./sq. mm. blocks as above.

**TO COLLECTION: £** _____

**5. Carpentry**

A. The whole of the softwood for structural purposes to be of one of the following grades:-

United Kingdom to current British and European Standards, Grade II.

Sweden, Finland, Norway, Poland: Grade V.

Canada and Pacific Coast: Grade Nos. 1 & 2 merchantable.

B. The maximum tolerance for sawn timbers shall be in accordance with BS5268-2.

C. It is to be free from large loose or dead knots, decayed or waney edges and other defects. All timber for structural use is to be pre-treated with a solvent based vacuum/pressure process by Osmose, Protim Solignum Ltd, Fieldhouse Lane, Marlow, Bucks SL7 1LS - (tel:01628 486644) www.protimsolignum.com/osmose/frames.htm or other approved installer. Water based preservatives will not be permitted. Apply preservative to all new surfaces exposed by cutting etc. and seal all end grains.

D. All timber awaiting use at the site is to be stacked clear of the ground and properly protected from the weather.

**TO COLLECTION: £** _____

## 6. Electrical Installations

A. The electrical installation is to be designed, supplied and installed by the Contractor to the requirements of this Specification and drawings.

B. The installation must comply with the latest edition of the IEE Regulations. The Contractor shall carry out any tests required to prove compliance, give all notices and pay all charges arising.

C. Where installing, inspection and testing of electrical installations, either:

Use an Electrician/Installer registered with a Competent Person's scheme, or

Submit a Building Regulations Application, where:

An Electrician registered with a recognised trade body such as NICEIC, ECA and NAPIT (who need not to be registered under a Competent Persons scheme) tests the works and issue a design, installation and test certificate under BS 7671:2008+A3:2015.

The work is carried out by an unregistered electrician, the applicant is required to have the work inspected and tested by a registered electrician as in part (a) above.

D. The whole of the electrical installation and all other metal fixtures and fittings to be installed as part of the building shall be earthed in accordance with the requirements of the IEE Regulations.

E. Allow suitable sum for Builder's work in connection with services.

**TO COLLECTION: £** _____

**7. Floor, Wall and Ceiling Finishes**

A. All surfaces to be plastered or rendered shall be thoroughly clean and free from loose material, mould, oil, grease, etc., and anything that might interfere with the adhesion of the rendering. All surfaces shall be well wetted before the work is executed and all plastering etc., is to be finished to a true and even surface.

B. All mixing to be done on a clean platform or in a clean box or mechanical mixer, only clean water being added, no other admixture being permitted.

C. Thistle, Thistle Browning and Thistle Board finish plasters are to be obtained from British Gypsum Ltd., and to be prepared and applied strictly in accordance with the manufacturer's instructions.

D. The plastering on brickwork shall comprise a rendering coat of one part of Thistle Browning plaster to three parts of sand by volume and the plastering on blockwork shall comprise a rendering coat of one part of Thistle Browning plaster to two parts of sand by volume; both to have a setting coat of neat Thistle finish plaster.

E. Plasterboard is to be obtained from the British Gypsum Ltd. and secured to studding or joists in accordance with the manufacturer's instruction with 40mm galvanised plasterboard nails. On plasterboard linings, the joints to be filled with neat Thistle Board Finish plaster and covered with a strip of scrim cloth and the whole finished with a setting coat of Thistle Board finish, in accordance with the manufacturer's instructions. Prices are also to include for all straight cutting and waste.

**TO COLLECTION: £** _____

MATERIALS AND WORKMANSHIP
£

**COLLECTION**

**SECTION 2: MATERIALS AND WORKMANSHIP**

| | | |
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**TOTAL: £**

**TO COLLECTION SUMMARY: £** _____

## PART 1 - GENERAL NOTES

### SCOPE OF PRICING

A The Contractor is to allow, here or elsewhere in the schedule, for pricing any costs or item of work not shown on the drawing or described with any tender documentation but which he deems necessary to complete the works to the satisfaction of the CA.

B Notwithstanding whether it is mentioned in the specification, schedule of works or on the drawings the Contractor is to allow here, or elsewhere, in his pricing and in his programme for all necessary samples and prototypes for submitting for approval and obtaining approval in writing from the CA to enable the works to be fully completed.

### DIMENSIONS

C The Contractor is to allow for taking all site dimensions necessary for the proper setting out and completion of the works and agreement of these with the CA prior to using them in any way including the placing of any orders and the carrying out of any works.

### PRICING

D The Contractor is directed to price individual items in the schedule of works and not to insert lump sum totals. Carry each section total to the summary.

E In pricing each item, the description of items of works shall be read in conjunction with the other parts of the specification, the associated preliminaries, the drawings and other tender documentation.

F The Contractor is responsible for ascertaining the exact nature and scope of the works and he will be deemed to have allowed in his tender everything necessary to carry out the works in a safe and competent manner to the reasonable satisfaction of the CA including all necessary out of hours working.

G The main items of work are described. Associated items are deemed to be included with their main items of work e.g. architraves, stops, frames, nosings, corner beadings, shadow gaps, revealing lines, reveal line beadings, fixing or trim of any kind, lintels, packing to achieve plumb or flat level surfaces or lines, surface preparations, narrow widths, labours, cutting around openings, working around services or in high areas, provision of templates etc. The Contractor shall allow in his price everything necessary and all costs in connection with the carrying out of the works.

**TO COLLECTION: £** _____

A Where the Contractor is 'fixing' or 'laying' items supplied by others his price shall include for unloading, storing, unpacking, assembling, hoisting, placing in position, fixing, including the supply of fixings where not provided, cleaning including the removal of all protective tapes and return or disposal of all waste materials, packaging where appropriate, and shall be responsible for safe custody and protection of the items from the date of delivery.

B Clearing away of all materials and debris from the site is deemed to be included within the items.

C All taking down and demolition work shall include all necessary temporary works and plant and shall be carried out and be safely removed without damage to the existing surfaces, surrounding ground and access road and adjacent buildings. If damage should occur the Contractor shall reinstate and make good at his own expense.

D Any remedial work shall be carefully executed so that it matches in all respects the surrounding work and shall be properly bonded to the satisfaction of the CA.

E Items within the schedule of works will not be subject to re-measurement unless significant variations are introduced through the issuing of CA instructions where items within the schedule of works are marked as 'provisional'.

F Drawings, specification item references and item descriptions are indicative only and are not exclusive but are a guideline to the main references.

G Sizes in the schedule are finished sizes and in some cases the exposed lengths. The Contractor is to check against the actual size shown on the drawings.

H The Contractor is to note that unless otherwise stated any amount expressed in the schedule of works as a provisional sum excludes any allowance for Contractor's overheads or profit. Allowance for such items is deemed to be included in the amount stated by the Contractor as a percentage in the item following each provisional sum.

I All provisional sums will be deducted from the contract sum and there shall be added in lieu thereof the cost of the works executed in accordance with the instruction of the CA. Such work will be valued pro rata from the tender rates where applicable based on a Contractor's quotation or where expressly approved in writing beforehand by the CA, on a Daywork basis, all in accordance with the provision set out within the contract documentations. Profit will be adjusted using the agreed percentage or omitted where the sum is omitted.

**TO COLLECTION: £** _____

| SECTION 3 – SCHEDULE OF WORKS | THE WORKS £ |
|---|---|
| A The Contractor is deemed to have allowed for additional works required to be shown on the working drawings for the completion of the works in accordance with the contract documents and the decision as to whether an item so introduced is a variation will be made by the CA whose decision will be final and conclusive. | |
| B Drawing references in the schedule of works are to the main drawing numbers only and the drawing references are deemed to include for all applicable drawing revision numbers as indicated in the drawing schedule. | |
| C The preliminaries, drawings, material and workmanship specifications and the following schedule of works are complementary and specify the total extent of the works. In the event that there is any conflict between 1) drawings, 2) specification, the order of precedence will be 1) drawings, 2) specification. Draw to the attention of the CA any items where conflict exists. | |
| D Check dimensions: The Contractor is to check all dimensions on site and advise the CA of any discrepancies particularly before placing any orders. | |
| E Refer to Section 2: throughout Section 3 - Schedule of Works, the Contractor must pay particular attention to the standards of material and workmanship in Section 2. The headings to each subsection e.g. 'Render' refer to the relevant sections in Section 2. | |
| F Drawings: do not scale from the drawings; use figured dimensions only after checking. Report any discrepancies or omissions to the CA before ordering materials or putting work in hand. | |
| G Cross checking drawings: where any drawing is to be read in conjunction with another drawing, including a specialist drawing, the two drawings shall be cross-checked and discrepancies in the work shown, including its dimensions, which should be reported to the CA before work is put in hand. | |
| H Protect: all works in all sections of the specification as the work progresses and at completion. | |
| I Prior to the date of possession, the Employer reserves the right to omit any of the items within the schedule of works including profit but undertakes to provide notice of his intention to do so. | |
| **CONTINGENCY** | |
| J Include the Provisional Sum of £10,000.00 (TEN THOUSAND POUNDS ONLY), to allow for any unforeseen work that may arise. This sum is to be expended in part or in whole as direct by the CA, and any balance will be deducted as appropriate on completion. | £10,000.00 |

**TO COLLECTION: £** _____

**GENERALLY**

A The Contractor is to list below any items of work related to this section which are not specifically defined above and for which the Contractor wishes to separately identify his pricing.

**TO COLLECTION: £** _____

## PART 2 – PRELIMINARY WORKS

### PRELIMINARIES

A The Contractor is to assess the project given the extent and nature set out below and shall allow here for his weekly preliminary charge. The Contractor is to make his own assessment of the proposed contract duration and include this in his tender return. The preliminary charge will be expected to cover the same period.

### HEALTH AND SAFETY / SECURITY

B The successful Contractor will be appointed Principal Contractor under the CDM Regulations 2015. He will be responsible for producing a construction phase plan prior to commencement and developing the plan during the works.

C There is no asbestos register for the work areas. The Contractor is to arrange for a full asbestos refurbishment survey of the area prior to works starting on site. Provide a copy of the report to the CA. Should the contractor identify possible ACMs, work in the respective area should cease and further instructions be requested of the CA.

D The Contractor is to be responsible for providing Risk Assessments and Method Statements were deemed necessary to include the following:

- Site setup, access and deliveries.
- Access equipment.

E The property will be occupied throughout the contract. The Contractor is to agree strategies for separating works from the occupants and minimising disruption.

F The Contractor's site set up, including temporary welfare facilities, will need to be contained within a self-enclosed site compound at a location to be agreed in advance with the client. The compound will be located within the grounds of the property. All allowances should be made and costs provided with tender return, including clearing up afterwards and reinstating any damaged planting/paving, etc.

G Site security: The Contractor is to ensure the site is secure. The site access doors are to be locked at the end of each day.

H The Contractor's operatives are to be easily identifiable by means of badges and high visibility jackets marked with the Contractor's logo.

I The Contractor shall make all arrangements for safe site storage for the duration of the works by arrangement with the CA.

**TO COLLECTION: £** _____

**SITE MEASUREMENTS**

A The Contractor shall be responsible for providing detailed information to all sub-contractors.

**BUILDING CONTROL**

B The Contractor shall be responsible for arranging all necessary inspections by Local Authority bodies and provide completion certificate as appropriate.

C The Contractor shall act as Principal Contractor under the Building Regulations and will comply with all current regulations.

**SITE LIAISON**

D The Contractor is to liaise with the tenant's security team on site daily to confirm the scope of works being undertaken that day and the areas which need to be cordoned off.

E The Contractor is to schedule all noisy works out of court sitting hours to prevent disruption to judges, members of staff and members of the public. The Contractor is to liaise with the tenant's security team to establish the out of hours working times.

**GENERALLY**

F The Contractor is to list below any items of work related to this section which are not specifically defined above and for which the Contractor wishes to separately identify his pricing.

**TO COLLECTION: £** _____

## PART 3 – TEMPORARY WORKS

A **NOTE: The Contractor shall note the general access difficulties present on site. No allowance for want of such knowledge will be made. The Contractor is to consider the works as scheduled and make allowance for executing the completed project in a safe and expeditious manner.**

B Works are proposed to the rear (north) elevation, podium car park and underground car park.

C The Contractor is to be responsible for the design and erection of suitable and safe access equipment as required, to enable the works included in this schedule to be carried out in the areas specified.

D The Contractor is to be responsible for the design and erection of suitable materials handling equipment and plant as required, to enable the works included in this schedule to be safely carried out.

E Equipment and plant to comply with and be maintained to all relevant safety Regulations and guidelines at all times.

F The Contractor is to specify and provide all temporary support and shoring required for successful completion of the works.

G The Contractor is to be responsible for the design, supply and provision of suitable safety hoardings and safety signage as required in, on and around the site. All measures should be taken to prevent danger to the public and unauthorised access.

H Supply and erect protective netting and toe boards as required to prevent falling materials and debris. Install protective timber baulks to the bases of scaffold standards to prevent damage to existing surfaces.

I Scaffold to be fully netted in order to prevent falling materials, but also in such a way as to provide protection of exposed masonry surfaces from rainfall and enable ongoing drying out of substrate.

J Allow to clear all access, temporary enabling works and debris at the end of every day and as often as necessary.

K The Contractor is to allow for any and all modifications required to the access, materials handling and safety equipment and plant required throughout the project in order to achieve successful completion of the specified works.

L The Contractor is to allow for obtaining all necessary permissions and licences from the local authorities, including for alterations to access and other equipment, planned or otherwise.

**TO COLLECTION: £** _____

A If the contractor's scaffold design requires supporting standard poles to be placed on to neighbouring properties it is the contractor's responsibility to obtain consent from each and every affected owner.

B The Contractor will be responsible for protecting the surrounding and adjacent areas unaffected by the works to the reasonable satisfaction of the CA. Allow for all necessary signage, cleaning and reinstatement upon completion and method statements.

C The Contractor should identify and agree with necessary authorities, a suitable location for any skips required, during the tender period. The Contractor is to allow for this and all necessary manual handling, etc. imposed by this constraint.

D The design and installation of all temporary works is to allow for the ultimate requirement that access to the front entrance doorway is to be safely maintained.

**GENERALLY**

E The Contractor is to list below any items of work related to this section which are not specifically defined above and for which the Contractor wishes to separately identify his pricing.

**TO COLLECTION: £** _____

## PART 4 – THE WORKS

### 1. Structural repair works

A The Contractor is to allow to undertake the works specified in SWP' Structural Engineering Specification as detailed in Appendix B. Each repair to be individually priced below:

B Repair 1 - Remove calcium deposits to the concrete frame and walls, using an acid based, proprietary mortar stain and calcium remover. Undertake the work strictly in accordance with the supplier's written instruction and specification.

Jet wash to clean down.

Inspect and repeat as required until staining is completely removed.

Allow area to fully dry before undertaking structural repairs.

C Repair 2 - Remove and replace bottom course of blocks in sequence with engineering A bricks (125N/mm2 to BS EN 772-1) for the full length of the wall.

Provide proprietary plastic weep holes at 900mm centres, to allow the ground water to flow through the wall and into the recessed gutter at the base of the wall.

Reform movement joints in new brickwork with low modules sealant, with primed edges, on bond breaker strip and foam backing rod. Joint width is approximately 10mm.

D Repair 3 - Rake out cementitious filler for full 2.4m length to expose the joint and edge of the 5mm thick bearing pad and allow free movement.

Seal joint face with silicone sealant.

E Repair 4 - Rake out cementitious filler for length of joint's side and face (approximately 1.2m length) to expose the edge of the bearing pad and allow free movement. Joint width is approximately 15mm.

Seal joint face with silicone sealant.

F Repair 5 - Cut back cracked and loose concrete. Patch repair, approximately 150 x 150 x 50mm deep, using the polymer modified concrete system.

**TO COLLECTION: £** _____

**1. Structural repair works**

A Repair 6 - Rake out cementitious filler for full 4.85m length to expose the edge of the bearing pad and allow free movement.

Cut back cracked and loose concrete to the top and bottom edges, approximately 40 x 50mm, for full length, and reform using the polymer modified concrete system, maintaining the width of the joint.

Seal joint face with silicone sealant.

B Repair 7 - Rake out cementitious filler for length of joint's side and face (approximately 1.2m length) to expose the edge of the bearing pad and allow free movement. Joint width is approximately 15mm.

Seal joint face with silicone sealant.

C Repair 8 - Isolate current. Remove electrical conduit and cable, to give clear and safe access.

Cut back cracked and loose concrete in the side of the beam, approximately 200 x 400 x 35mm deep, extending to the underside of the beam, approximately 150 x 150 x 50mm and reform using the polymer modified concrete system, with column corners formed with 25 x 25mm chamfers to match the existing.

Cut back cracked and loose concrete to side of corbel. Patch repair, approximately 200 x 200 x 50mm deep, using the polymer modified concrete system.

Replace electrical conduit and cable. Test cable and ensure it is live.

D Repair 9 - Rake out cementitious filler for full 4.85m length to expose the edge of the bearing pad and allow free movement.

Seal joint face with silicone sealant.

E Repair 10 - Rake out cementitious filler for length of joint's side and face (approximately 1.2m length) to expose the edge of the bearing pad and allow free movement. Joint width is approximately 15mm.

Seal joint face with silicone sealant.

**TO COLLECTION: £** _____

**1. Structural repair works**

A Repair 11 - Remove 2No circular steel rails and set aside for reuse.

Remove concrete from the column face, from its base to the underside of the corbel, approximately 1500 x 310 x 90mm depth, to expose the back of the bars and couplers and reform using the polymer modified concrete system.

Reinstall 2No circular steel rails to match the existing rail angle.

B Repair 12 - Isolate and unclip red electrical cable, to give safe access to the joint above the column (photo 13).

Rake out cementitious filler for full 4.85m length to expose the edge of the bearing pad and allow free movement.

Cut back cracked and loose concrete to the bottom edge, approximately 40 x 50mm, for full length, and reform using the polymer modified concrete system, maintaining the width of the joint.

Seal joint face with silicone sealant.

Re-secure cable to concrete faces, test and ensure it is live.

C Repair 13 - Rake out cementitious filler for length of joint's side and face (approximately 1.2m length) to expose the edge of the bearing pad and allow free movement. Joint width is approximately 15mm.

Seal joint face with silicone sealant.

D Repair 14 - Cut back cracked and loose concrete in the side and soffit of the beam, approximately 500 x 200 x 50mm deep and extending to the underside of the beam, approximately 350 x 150 x 130mm and reform using the polymer modified concrete system.

Cut back cracked and loose concrete to face just above corbel. Patch repair, approximately 200 x 200 x 50mm deep, using the polymer modified concrete system.

Cut back cracked and loose concrete to side of corbel. Patch repair, approximately 200 x 200 x 50mm deep, using the polymer modified concrete system.

E Repair 15 - Isolate current. Remove steel box conduit and cable(s) – TBC.

Cut back cracked and loose concrete in the side and soffit of the beam either side of the 300mm approx. diagonal crack (approximately 300 x 100 x 50mm deep) and reform using the polymer modified concrete system.

**TO COLLECTION: £** _____

**1. Structural repair works**

A Repair 16 - Rake out cementitious filler for full 5.0m length to expose the joint and edge of the 5mm thick bearing pad and allow free movement.

Seal joint face with silicone sealant.

B Repair 17 - Remove remaining sealant in both joints, prepare the edges and replace with new, two-part, cold applied, gun grade polysulphide sealant, with primed edges, on bond breaker strip and foam backing rod. Joint width is approximately 30mm.

C Repair 18 - Rake out cementitious filler for full 2.4m length to expose the joint and edge of the 5mm thick bearing pad and allow free movement.

Seal joint face with silicone sealant.

D Repair 19 - Isolate and unclip red electrical cable, to give safe access to the joint above the column.

Cut back cracked and loose concrete to side of beam. Patch repair, approximately 400 x 200 x 50mm deep, using the polymer modified concrete system.

Rake out cementitious filler for full depth of the incoming beam, to expose the 15mm wide joint and allow free movement.

Seal joint face with silicone sealant.

Re-secure cable to concrete faces, test and ensure it is live.

E Repair 20 - Isolate and unclip red and black electrical cables/conduit (photos 32 & 33), where they pass tight to the underside of the beams at each end of the bay, to give safe access to the joint below the beams.

Rake out cementitious filler for full 4.85m length + 200mm vertical and 300mm horizontal to each end, to expose the joint and edge of the 5mm thick bearing pad and allow free movement.

Seal joint face with silicone sealant.

F Repair 21 - Rake out cementitious filler for full 4.85m length to expose the joint and edge of the 5mm thick bearing pad and allow free movement.

Seal joint face with silicone sealant.

**TO COLLECTION: £** _____

**1. Structural repair works**

A Repair 22 - Isolate and unclip black electrical cables/conduit to allow access. Repair sides and soffit at end of incoming 300 x 300mm beam. Cut out 900 x 100 x 50mm deep concrete and reform using the polymer modified concrete system.

B Repair 23 - Rake out cementitious filler for full 4.85m length to expose the joint and edge of the 5mm thick bearing pad and allow free movement.

Seal joint face with silicone sealant.

C Repair 24 - Cut out spalling and previous patch repair approximately 300 long x 100mm x 50mm deep and reform using the polymer modified concrete system.

D Repair 25 - Rake out cementitious filler for full 5.0m length to expose the joint and edge of the 5mm thick bearing pad and allow free movement.

Seal joint face with silicone sealant.

E Repair 26 - Cut out spalling and previous patch repair approximately 300 long x 100mm x 50mm deep and reform using the polymer modified concrete system.

Cut out the 2no cracks across the 830mm wide soffit of the beam, 30 x 20mm deep and reform using the polymer modified concrete system.

F Repair 27 - Cut out spalling and previous patch repair approximately 300 long x 100mm x 50mm deep and reform using the polymer modified concrete system.

G Repair 28 - Clean stalactites from around the pipes, cut back loose and poorly formed concrete to 20mm depth all round and reform using the polymer modified concrete system.

H Repair 29 - Clear stalactites from around the pipes, cut back loose and poorly formed concrete to 20mm depth all round and reform using the polymer modified concrete system.

**TO COLLECTION: £** _____

**1. Structural repair works**

A Repair 30 - Surface replacement required.

Use cover meter to accurately determine the depth to the top reinforcement in the ramp, ensuring that the bars have more than 20mm cover.

Agree final extent of surface replacement.

Cut out 2.5 x 1.5m rectangle to 20mm depth, to ensure that bars are not cut, and scabble off concrete face down to the top of the bars. Likely 35 to 40mm cover.

Inspect and check the condition of the bars, ensuring that they are in good condition, with only light corrosion.

Reform the slab surface using the polymer modified concrete system, with horizontal brush finish to match the existing, to give a non-slip surface.

B Repair 31 - Sealant to be replaced for full length between east and west end walls

Remove existing sealant prepare the edges and replace with new, two-part, cold applied, gun grade polysulphide sealant, with primed edges, on bond breaker strip and foam backing rod. Joint width is approximately 30mm.

Gulleys and cast-iron pipe work is to be cleaned and Sealant rodded as required to ensure they are free flowing.

C Allow for all builder's work in connection with works above.

**GENERALLY**

D The Contractor is to list below any items of work related to this section which are not specifically defined above and for which the Contractor wishes to separately identify his pricing.

**TO COLLECTION: £** _____

**2. Podium car park weathering works**

A Take record photographs documenting existing pattern/parking layout and allow to carefully lift, set aside and, store existing brick pavers.

B Allow for removal and disposal off site of all existing bedding materials, membrane, etc down to podium deck. Make good existing screed to ensure minimum falls of 1 in 80 suitably set out to work with existing drainage system and leave ready to receive new waterproofing system, measured elsewhere.

C Following removal of pavers and bedding materials, allow to inspect detail at top of concrete steps and edge of concrete slab with CA and IKO and agree on detail for new waterproofing work.

D Allow a provisional sum of £1,000.00 (ONE THOUSAND POUNDS ONLY) for replacement of defective areas of decking and upstands. Sum to be expended as directed by CA on site. 1,000.00

E Allow for replacement of existing rainwater gulleys to podium car park with new Harmer Double Flange Variable Height cast iron outlets with circular flat grates, or equal approved, sized to fit existing downpipes and connected to existing rainwater systems.

F Allow for replacement of existing channel drainage with new ACO MultiDrain MD 100mm channel drains with Heelguard Slotted covers in Ductile Iron (Load class up to D400), depth to suit. Include for all connectors, end caps, etc. Connect to existing drainage system via new gullies as specified below. To be installed strictly in accordance with manufacturer's instructions.

G Allow for replacement of existing rainwater gulleys to channel drainage with new circular ACO Universal gulleys, or equal approved, sized to fit existing downpipes and connected to existing rainwater systems. Include for new ductile cast iron covers, silt buckets, multifunctional endcaps and roddable foul air traps, sized to suit.

H Allow to lift existing door threshold paving slabs and cut chase to dress asphalt covering into wall. Allow for altering threshold height, including altering door, frame, stops, etc as required, to comply with BS 6229 (min. 75mm upstand) and reinstate new paving slabs to match existing to form new threshold. Include for new thermoplastic yellow marking to edge of new threshold.

I Contractor is to remove all planting from brick planters and dispose of off site. Allow to remove soil from planters and set aside for later reuse.

J Allow to undertake supply and installation of new asphalt lining to planters, all as detailed in IKO's specification dated 18 October 2024 in Appendix C. Provide 20 year guarantee for materials and workmanship made out in Client's name.

**TO COLLECTION: £** _____

**2. Podium car park weathering works**

A Include for reinstating soil to planters including topping with good quality top soil as necessary and leave ready for replanting, to be carried out by others.

B Allow to undertake supply and installation of new asphalt covering to podium deck, all as detailed in IKO's specification dated 18 October 2024 in Appendix C. Provide 20 year guarantee for materials and workmanship made out in Client's name.

C Contractor is to include for cutting new chases into brick/concrete to provide suitable upstand details.

D Allow to install new Code 4 cover flashings to asphalt upstands. Leadwork to be fitted strictly in accordance with Rolled Lead Sheet – The Complete Manual.

E Sub-base to be laid to falls to suit existing levels and drainage and generally at a minimum of 1:80 longitudinal and 1:40 cross-falls. Material to be placed in layers not exceeding 75mm in thickness. Each layer should be fully compacted before next layer is placed.

F Allow to rebed previously set aside brick pavers following completion of waterproofing works. Brick pavers to be bedded in a laying course of at least 30mm of clean, sharp sand (Gf 85 0/4 (MP) Fine Aggregate to BS EN 12620:2002), laid to minimum of 1 in 80 falls and lining in with adjoining road surface. Existing layout/pattern is to be replicated including any cuts as may be required. Falls are not to be formed in the laying course.

G Edge restraints are to be provided in the form of pavers fixed to min. 75mm concrete where necessary. Any gradients greater than 1:20 to have intermediate restraints.

H Blocks should be cut such that the resultant joint width remains within 2-5mm tolerance and no less than ¼ of the block size.

I Contractor is to allow for replacement of 15% of existing brick pavers with new pavers to match existing. Allow for blending existing and new pavers to minimise visual effect of colour variations.

J Allow to re-paint car parking lines to match existing in Watco Roadmarker paint in white.

K Allow for rodding through all existing downpipes and leave free-flowing.

**TO COLLECTION: £** _____

## 3. COMPLETION

A Allow for cleaning existing windows using proprietary cleaner upon completion of the works.

B Reinstate any other fittings or components previously removed and not identified for disposal.

C Allow for necessary washing, cleaning, wiping and polishing in respect of surfaces to ensure clean, free of soil/sand, cement, paint, and other materials deposits and staining.

D Remove all remaining works materials, equipment, and temporary works.

E Carry out final check and leave site and surroundings with no debris or mess from work carried out.

F All warranties and guarantees to be provided to CA, filled out in Employer's name to make all equipment and system insurances valid.

G Collate handover pack and present to CA on completion. To include all product documentation, warranties, guarantees and certification, all keys and other security items.

**Generally**

H The Contractor is to list below any items of work related to this section which are not specifically defined above and for which the Contractor wishes to separately identify his pricing (notwithstanding the following: the Contractor is deemed to have allowed for everything necessary to complete the work).

**TO COLLECTION: £** _____

**COLLECTION**

**SECTION 3: SCHEDULE OF WORKS**

**PART 1: GENERAL NOTES**

| | |
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**PART 2: PRELIMINARY WORKS**

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**PART 3: TEMPORARY WORKS**

| | |
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**PART 4: THE WORKS**

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**TOTAL: £**

**TO COLLECTION SUMMARY: £** _____

SECTION 4 – COLLECTION SUMMARY

| | | COLLECTION £ |
|---|---|---|
| **SECTION 1:** | **PRELIMINARIES** | |
| | PART 1: Preambles. | |
| | PART 2: Contract Particulars. | |
| **SECTION 2:** | **MATERIALS AND WORKMANSHIP** | |
| | Collection total for Section 2. | |
| **SECTION 3:** | **SCHEDULE OF WORKS** | |
| | PART 1: General Notes. | |
| | PART 2: Preliminary Works. | |
| | PART 3: Temporary Works. | |
| | PART 4: The Works. | |
| **APPENDIX A:** | **CDM** | |
| | Pre-Construction Information. | |
| | Designer Risk Assessments. | |
| **APPENDIX B:** | **STRUCTURAL ENGINEER SPECIFICATION** | |
| | SWP documents:<br>• Structural Engineering Report dated 9 August 2023<br>• Structural Engineering Specification dated 11 October 2024 | |
| **Appendix C:** | **WATERPROOFING DETAILS** | |
| | IKO specification:<br>• Reference No. NSF O-0058531 Rev 1 dated 18 October 2024 | |

**TOTAL: £**

**Signed by contractor:** .....

**Address:** .....

.....

.....

**TO FORM OF TENDER: £** _____

# APPENDIX A

CDM - Pre-Construction Information

CDM - Designer Risk Assessments

# PRE-CONSTRUCTION INFORMATION

## THE CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 2015

FOR

## 1 EDWARD STREET, BRIGHTON, BN2 0JD

## CAR PARK WORKS

COH surveyors
Crowther Overton-Hart

**2B Chanctonfold, Horsham Rd, Steyning, West Sussex, BN44 3AA**
Tel: 01903 816290
Fax: 01903 814163
Email: reception@cohsurveyors.co.uk

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Prepared by: ..... (Signature) 18 October 2024 (Date)

Name: Cathy Haines

Approved by: ..... (Signature) 18 October 2024 (Date)

Name: Patrick Crowther

## INTRODUCTION

The purpose of this document is to highlight the main Health and Safety issues in connection with the works. It forms a basis for the Principal Contractor to explain the proposals for managing the Health and Safety risks involved. The proposals should address hazards and associated risks arising from design, construction and maintenance of the system for which the Principal Contractor is responsible.

## NATURE OF THE PROJECT

1.0 **Site address**

1 Edward Street, Brighton, East Sussex, BN2 0JD

1.1 **Description of works**

Car Park Works

1.2 **Estimated duration of construction phase**

8 weeks

1.3 **Parties involved**

1.3.1 **Client**

Mrs Priscilla Padley
Wheelwright Cottage
Station Road
Nassington
Peterborough
PE8 6QB

1.3.2 **Principal Designer:**

Crowther Overton-Hart
2B Chanctonfold
Horsham Road
Steyning
West Sussex
BN44 3AA

Tel: 01903 816290
E-mail: reception@cohsurveyors.co.uk

1.3.3 **Contract Administrator:**

Crowther Overton-Hart
2B Chanctonfold
Horsham Road
Steyning
West Sussex
BN44 3AA

Tel: 01903 816290
E-mail: reception@cohsurveyors.co.uk

1.3.4 **Structural Engineer:**

Stephen Wilson Partnership Ltd
Chalvington Barn
Unit C Dittons Business Park
Polegate
BN26 6HY

Tel: 01323 412020
Email: rick.potterton@swpeast.co.uk

1.3.5 **Local Authority:**

Brighton & Hove City Council
Town Hall
Norton Road
Hove
BN3 3BQ

Tel: 01273 290000

1.3.6 **Health & Safety Executive:**

HSE
The Council Offices
Station Road East
Oxted
Surrey
RH8 0BT

## 2.0 INFORMATION REQUIREMENTS – PRE START ON SITE

2.1 The Contractor must provide the following information with his tender. The Contractor must also collect and provide information to form the Health and Safety File for the property and Asbestos Register.

2.1.1 **General:**

- A copy of corporate Health and Safety Policy document.

2.1.2 **Management:**

- Details of the personnel and systems to be put in place to prepare, manage, implement and monitor the Construction Phase Plan for the project.
- Details of relevant qualifications and experience held by the persons nominated above, including up to date Health and Safety education and training.
- Procedures for determining the competence of contractors engaged on the project, whether employed by the contractor directly or by others, to fulfil their duties under the Construction (Design and Management) Regulations 2015 (CDM).

2.1.3 **Programme:**

- An estimate of the time required by the Contractor to develop the Construction Phase Plan sufficiently for works to properly commence on site.

2.1.4 **Costs:**

- A detailed breakdown of costs allowed in the Contractor's tender for preparing, managing, implementing and monitoring the Construction Phase Plan, and for complying with the requirement on Principal Contractors imposed under CDM.

## 3.0 SITE CONDITIONS

### 3.1 Site location

3.1.1 The property is located on Edward Street in Brighton.

### 3.2 Site use

3.2.1 The site is in use as a car park serving court facilities.

### 3.3 Condition of the premises

3.3.1 The property is constructed of concrete frame with a podium car park.

3.3.2 A detailed assessment of the load-bearing capabilities and construction methods has not been carried out and the contractor is advised to take due care preparing details for temporary works and not to significantly increase the loading on the existing structure.

3.3.3 An asbestos register is not available but an asbestos survey is to form part of the contractor's work and to be undertaken prior to any works starting on site. Any suspected asbestos is to be notified and tested with works suspended in the affected area.

### 3.4 Existing services

3.4.1 Mains water, gas, electricity and drainage are connected to the property. Due care must be taken to both locate and protect these services where found.

### 3.5 Fire precautions and means of escape

3.5.1 The front entrance, commonways, fire escape(s) and all other access ways must be kept clear at all times. Any scaffolding must be designed to ensure that free access is maintained to all usual routes at all times, unless specifically agreed otherwise, in advance.

### 3.6 Occupation

3.6.1 The property will be occupied during the work, although (by arrangement), the car park may be closed, wholly or in part.

### 3.7 Existing Health & Safety Files

3.7.1 There is no existing Health & Safety File.

## 4.0 HAZARDS INHERENT IN THE DESIGN

### 4.1 Principal hazards

4.1.1 The principal hazards identified by the Designer are as set out within the attached Designers Risk Assessments. Particular note should be taken of the following:

- Restricted access / deliveries
- Restricted parking
- Restricted space for material storage
- Maintaining separation from occupants/public/neighbours
- Control of debris and dust
- Vibration and structural disruption from preparing surfaces
- Working at height
- Alterations to load-bearing walls
- Electrical work
- Gas work
- Suspected asbestos containing materials
- Need for first aid and welfare facilities
- Noise

### 4.2 Principal contractor's proposals

4.2.1 The Principal Contractor is required to take appropriate measures to eliminate or control the risks created by the identified hazards. An explanation of the proposed measures is to be included in the form of detailed Method Statements which will provide the basis of the management of the risk to Health and Safety not only of the operatives undertaking the works but also of those affected by the work.

4.2.2 Any other particular hazards in addition to those above are to be identified by the Principal Contractor, who is to submit proposals as to how their associated risks may be controlled.

## 5.0 CONSTRUCTION MATERIALS

### 5.1 Materials generally

5.1.1 Adopt all precautionary measures provided by manufacturers for storage, use and application of specified materials.

5.1.2 The Principal Contractor must undertake COSHH assessments for materials which are unlikely to be familiar to operatives or may have a potentially adverse effect.

## 6.0 SITE WIDE ELEMENTS

### 6.1 Site access and egress

- Store materials and plant away from means of access for the general public and occupants / visitors.
- Remove rubbish and demolition materials regularly. Accumulation is not permitted. Agree skip position with Contract Administrator before starting on site.
- Agree with the client delivery and storage points for materials before commencing works.

### 6.2 Security

- Ensure that all ladders and other means of access to scaffolding are removed at the end of each working day and locked in a secure area.
- Maintain a daily log of all site operatives and visitors to record time of arrival to site and departure from site.
- Issue all operatives with suitable identifiable high visibility clothing to be worn at all times whilst on site, and further personal protective safety equipment as necessary.

### 6.3 Welfare

- The Contractor will not be able to use welfare facilities currently on site and should include temporary welfare facilities in their site setup, submitted with tender return, in order to comply with the Construction (Health, Safety & Welfare) Regulations and the Construction (Design & Management) Regulations 2015.
- Temporary connection to Landlord's water and electrical supplies will be made available to the contractor for the works, subject to the contractor making any necessary temporary connections and alterations and meeting the cost of supplies consumed. Meter readings should be taken at the beginning and end of works.

## 7.0 OVERLAP WITH CLIENT'S UNDERTAKING

### 7.1 Occupier's activities

- Noisy or otherwise disruptive works shall be programmed in agreement with the Contract Administrator/facilities management on site. The Contractor is to note that noisy works cannot be undertaken during court sittings and will have to be programmed around the tenant's schedule.
- A plan for when car parking spaces/areas will be closed and reopened is to be agreed prior to commencement.

### 7.2 Works at high level

- Provide temporary protection to areas below any high level working areas.

## 8.0 TEMPORARY WORKS

### 8.1 Scaffolding

- Any scaffolding is to be tied to the existing structure using existing fixing points or anchored from openable windows by agreement.
- Scaffolding is to be appropriately designed, fit for purpose and signed off as appropriate. Comply with all statutory requirements.

### 8.2 Access generally

- Provide safe access for operatives in the form of staging, ladders, step ladders, etc. as required.
- Provide temporary barrier rails and toe boards to all exposed edges.
- Provide protective timber baulks to standards to prevent settlement and provide protection where adjacent to roads, pathways and landscaping.

## 9.0 SITE RULES

- The Principal Contractor shall develop site rules as required and develop control strategies for identified hazards to include, but not exclusively, the following:

### 9.1 Injury and Disease

- Maintain proper first-aid facilities administered by qualified personnel.
- Make arrangements for all contractors to report accidents, ill health and dangerous occurrences notifiable to the HSE under Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2013.
- Make arrangements for all contractors and site visitors to be notified of and to comply with current government regulations and guidelines regarding infectious diseases.

### 9.2 Training and security

- Provide appropriate induction training to site workforce and visitors.
- Prevent unauthorised work outside the defined site area.
- Provide (and reposition as work progresses) barriers and clear signage to define working areas.

### 9.3 Emergency plans

- Prepare and enforce suitable plans detailing actions to be taken in the event of incidents, accidents and emergencies.

## 10.0 CONTINUING LIAISON

### 10.1 Construction phase plan

10.1.1 On appointment the Principal Contractor shall develop the Construction Phase Plan to a stage suitable for use on site, generally in accordance with the Construction (Design and Management) Regulations 2015. Such development shall include, but not exclusively:

- Health and Safety management structure
- Health and safety goals and arrangements monitoring and review of health and safety performance
- Arrangements for regular liaison between parties, workforce consultation, exchange of design information and design changes, selection and control of contractors, site security, site induction and training, welfare and first aid, accident and incident reporting and investigation, site rules, fire and emergency procedures and the production and approval of risk assessments and systems of work
- Arrangements for controlling significant health and safety risks

10.1.2 During the progress of the works the Principal Contractor will modify the Construction Phase Plan to reflect variations in the design or changes in site conditions and liaise with the Principal Designer over such modifications.

### 10.2 Site liaison

10.2.1 The Principal Contractor will liaise with any other contractors and subcontractors for the works. Review health and safety provision for all operations for compliance with the Construction Phase Plan and adequacy of the risk assessments and method statements for all work elements. Implement any agreed changes to the Health Construction Phase Plan arising from such liaison.

10.2.2 The Principal Contractor will set up regular training for all operatives including induction training for all staff upon arrival to site. Ensure procedures for communication and consultation with all contractors and operatives over Health and Safety matters relevant to their works.

10.2.3 The Principal Contractor will monitor for compliance with the Construction Phase Plan.

### 10.3 Client management arrangements

10.3.1 Crowther Overton-Hart will act as the client's representative, Principal Designer and project co-ordinator for the purposes of liaison with consultants, designers and contractors.

10.3.2 Crowther Overton-Hart will act as lead consultant for the design and construction phases and will chair any progress meetings.

10.3.3 Design team meetings will be held as necessary to discuss and progress designs, review contractors' proposals, with due regard to health and safety considerations. Between meetings prompt issue of design revisions and developments shall ensure efficient circulation and co-ordination.

10.3.4 Construction Communications: Progress meetings will be held between the Contract Administrator and Principal Contractor during the construction phase at approximately weekly intervals. Health and Safety will be an agenda item for all meetings.

10.3.5 Construction Information Issue:

a) Design information issued to contractors on behalf of the client will be expected to be issued to the Principal Contractor's office. Further design information will be expected to be accompanied by designers' risk assessments if there is any significant health and safety variation to pre-tender design information.

b) The Principal Contractor will co-ordinate the issue of further design information to other contractors as appropriate. The Principal Contractor, or other contractors where relevant, will assess the risk of any revised or further designs and the Principal Contractor include for any necessary amendment to the Construction Phase Plan.

c) Contractors' design information will be collated by the Principal Contractor, with relevant risk assessments and method statements for issue to the client's design team and the Principal Contractor will include for any necessary amendments to the Construction Phase Plan.

10.4 **Unforeseen eventualities**

10.4.1 Procedures for dealing with unforeseen eventualities during project execution which result in substantial design changes:

a) As soon as an unforeseen eventuality arises, the Contractor is to inform the Principal Contractor, who shall notify the Principal Designer.

b) Details of the hazards, together with risk assessments, arising from the eventuality are to be complied by the Principal Contractor as soon as possible after occurrence.

10.5 **Health and Safety File**

10.5.1 It is the responsibility of the Principal Designer to establish and maintain the Health and Safety File until their responsibilities come to an end. The Principal Contractor is to then take responsibility for the Health and Safety File. The Principal Contractor is to provide relevant information to the Principal Designer to review, amend or add to the Health and Safety File. This information shall be provided during the progress of the work with the requirement that there must be no outstanding information at the date of Practical Completion.

**Designers risk assessment - to be developed and completed by Contractor**

| Principal Designer:<br>Crowther Overton-Hart<br>2B Chanctonfold<br>Horsham Road<br>Steyning<br>BN44 3AA | | | Project: 1 Edward Street, Brighton, East Sussex, BN2 0JD<br><br>Car Park Works<br><br>Job No. 1449.21 | | Date: October 2024 |
|---|---|---|---|---|---|
| **Ref** | **Activity/element** | **Potential hazard** | **Persons at risk** | **Action at design stage** | **Possible control options (Contractors)** |
| 01 | Asbestos containing materials | Exposure to asbestos. | Site personnel, occupants, visitors and the public. | Research any existing asbestos records and make available to contractor. Contractor to undertake asbestos demolition survey prior to works starting on site. | Specialist operatives to work with asbestos containing materials.<br><br>All staff to be 'Asbestos Awareness' trained. |
| 02 | Clearing of debris and rubbish | Danger of falling. Falling materials. | Site personnel, occupants, visitors and members of the public. | Provide method statements for the removal of materials from scaffolding and the site. | Underground car park to be cordoned off during concrete works. Rubbish to be bagged and disposed of off site. |
| 03 | Control of debris and dust | Fumes. Dust and flying particles. Substances hazardous to heath. Falling materials. | Site personnel, occupants, visitors and members of the public. | Method Statements for working practices. | Underground car park to be cordoned off during concrete works, areas will be ventilated. Consider off-site cutting where possible. |
| 04 | Decoration and repairs | Fumes. Dust and flying particles. Substances hazardous to health. Danger of falling. Falling load. | Site personnel, occupants, visitors and members of the public. | Set up procedures for COSHH Regulations to be implemented. Method Statements for working practices. Consider age of buildings when assessing risk from existing materials. | Underground car park to be cordoned off during concrete works, areas will be ventilated. Regular collection and removal of dust and debris. |

| Principal Designer:<br>Crowther Overton-Hart<br>2B Chanctonfold<br>Horsham Road<br>Steyning<br>BN44 3AA | | | Project: 1 Edward Street, Brighton, East Sussex, BN2 0JD<br><br>Car Park Works<br><br>Job No. 1449.21 | | Date: October 2024 |
|---|---|---|---|---|---|
| **Ref** | **Activity/element** | **Potential hazard** | **Persons at risk** | **Action at design stage** | **Possible control options (Contractors)** |
| 05 | Demolition | Unexpected collapse, falling materials. Handling injury. | Site personnel, occupants, visitors and members of the public. | Enable close proximity of skippage, require demolition to British Standards, ensure drawings identify load-bearing structures where possible. | Use experienced operatives, limit to primarily hand demolition, cart away immediately, ensure adequate support. |
| 06 | Electricity and other services | Shocks, explosions, falling from ladders. | Site personnel, occupants, visitors. | Identify services routes where possible, specify use of accredited contractors. | Use of accredited contractors, site confirmation of services routes before work. |
| 07 | Maintaining separation from occupants | Fumes. Dust and flying particles. Substances hazardous to health. Danger of falling. Falling load. | Occupants, visitors and members of the public. | Design suitable screening/hoarding. | Ensure site is secure at all times. Signing in/out to site to be undertaken. Lock up site at the end of each day. Working signage. Supervision of vehicle movements. |
| 08 | Restricted access/deliveries | Vehicle pedestrian accident. Falling load. Manual handling injury. | Site personnel, occupants, visitors and members of the public. | Contractor to liaise with facilities management re. timing of deliveries and methods of transportation. Observe restrictions imposed. | Deliveries to be timed to reduce obstructions, adequate unloading staff, manual handling training. Supervision of vehicle movements. |
| 09 | Restricted parking | Vehicle pedestrian accident. | Site personnel and members of the public. | Contractor to observe restrictions imposed. | Contractor to obtain trades parking permits for all company vehicles. Barriers/signage for closed/suspended parking. |

| Principal Designer:<br>Crowther Overton-Hart<br>2B Chanctonfold<br>Horsham Road<br>Steyning<br>BN44 3AA | | | Project: 1 Edward Street, Brighton, East Sussex, BN2 0JD<br><br>Car Park Works<br><br>Job No. 1449.21 | | Date: October 2024 |
|---|---|---|---|---|---|
| **Ref** | **Activity/element** | **Potential hazard** | **Persons at risk** | **Action at design stage** | **Possible control options (Contractors)** |
| 10 | Restricted space for material storage | Danger of falling load. | Site personnel, occupants, visitors and members of the public. | Contractor to liaise with facilities management re. timing of deliveries and methods of transportation. Observe restrictions imposed. | Deliveries to be timed to reduce storage space required. |
| 11 | Transportation, loading and unloading | Vehicle pedestrian accident. Falling load. Manual handling injury. | Site personnel, occupants, visitors and members of the public | Contractor to liaise with facilities management re. timing of deliveries and methods of transportation. Observe restrictions imposed. | Deliveries to be timed to reduce obstructions, adequate unloading staff, manual handling training. Deliveries to be direct to fenced compound where possible. Adequate supervision of vehicle movements. |
| 12 | Transportation of heavy materials including manual handling | Danger of falling load. Manual handling injury. Lifting of heavy materials. | Site personnel, occupants, visitors and members of the public | Method statement indicating protection measures and working practices. | Mechanical hoist. Temporary crane where necessary. Organise smaller loads/components if possible. Deliveries timed to coincide with availability of labour. |
| 13 | Vibration and structural disruption from preparing surfaces | Unexpected collapse, falling materials. Handling injury. | Site personnel, occupants, visitors and members of the public. | Method statements for working practices. | Use experienced operatives, limit to primarily hand tools, ensure adequate support. Exclude other trades and public from work area. |
| 14 | Working at height | Falling | Site personnel. | Provide method statements for protection measures and the removal of hazards. | Debris netting. Suitable working platforms. Method statements to include access considerations. |

| Principal Designer:<br>Crowther Overton-Hart<br>2B Chanctonfold<br>Horsham Road<br>Steyning<br>BN44 3AA | | | Project: 1 Edward Street, Brighton, East Sussex, BN2 0JD<br><br>Car Park Works<br><br>Job No. 1449.21 | | Date: October 2024 |
|---|---|---|---|---|---|
| **Ref** | **Activity/element** | **Potential hazard** | **Persons at risk** | **Action at design stage** | **Possible control options (Contractors)** |
| 15 | Work generating noise. | Noise | Site personnel, occupants, visitors and members of the public | Method Statements to cover all aspects relating to noise. | Ear protection to be worn by operatives. Noisy work to be undertaken outside of court sitting hours. |
| 16 | All site activities | Infections and transfer of virus on site. | Site personnel, occupants, visitors and public. | Method statements for working practices. | Keep up to date with government regulations and guidelines (currently Covid-19). Signage, PPE and social distancing to be on site. |

# APPENDIX B

STRUCTURAL ENGINEERING REPORT

STRUCTURAL ENGINEERING SPECIFICATION

STEPHEN WILSON
PARTNERSHIP LTD

# Structural Engineering Report

## 1 Edward Street, Brighton, BN2 0JD: Report on Existing Building Structure

**Client**

**Mr. J. Padley**

Wheelwright Cottage Station Road Nassington Peterborough PE8 6QB

**Ref:** E8757
**Issue:** 2
**Date:** 9 August 2023

**Stephen Wilson Partnership Ltd** Chalvington Barn Unit C Dittons Business Park Polegate BN26 6HY 01323 412020

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## Instruction

Stephen Wilson Partnership were instructed by Crowther Overton-Hart Surveyors, on behalf of the Freeholder, Mr. Padley, to carry out a structural inspection and report on the proposals to install an external access ramp at the front of the building, and also comment on the water ingress from the rear car park and flank wall, into the basement.

## Limitations

This report is intended for our client's private and confidential use and for their professional and legal advisors. It should not be reproduced in whole or in part or relied upon by third parties for any use whatsoever, without our express written authority, although we do provide permission for it to be passed to the Freehold for their consideration.

We have not inspected other parts of the structure, which are covered, unexposed or inaccessible and we are, therefore, unable to report that any such part of the property is free from defect.

Our inspection and report are limited to the structural form of the front elevation and area, plus the basement and rear car park.

## Inspections

An initial inspection was undertaken on 3 October 2022. Cathy Haines of Crowther Overton-Hart, met us at the property to provide access, point out the areas of water ingress and discuss the proposals for the new access ramp.

Following this, it was agreed that some intrusive investigations were required, to open up key areas for further inspection. Ventnor Building Services Ltd were engaged to undertake this work and a further visit was made on 10 December 2022.

Photos were taken for reference and are included in this report. Sketch details are in Appendix 1.

## General Description

The building was an south facing, five storey, rectangular office block, over two levels of basement car parking. It was completed in 1991. Its structural form was a cast insitu, reinforced concrete frame, clad with masonry (block-block cavity wall) and finished with Render. The frame consisted generally of ribbed, 'flat' slabs, supported on columns and walls, with a substantial transfer structure at ground floor. It was supported on piled foundations, extending through the Clay based Head Deposits and into the Chalk bedrock at depth. There was a 'Secant' bore piled wall, hidden behind facing blockwork, that retained the ground around the basement.

## Record Information

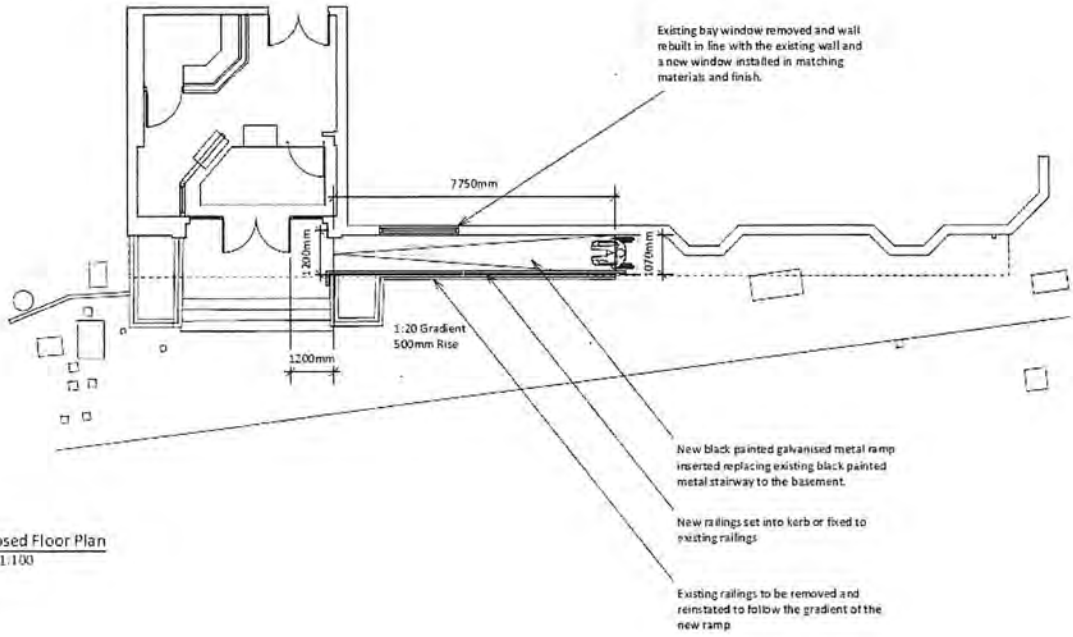
An attempt was made to obtain historic record information for the building, from the 'The Keep', where Brighton's planning and building regulation archives are stored. Unfortunately, the microfiche sets for the project were missing and so no information was available.

## Access Ramp Proposals

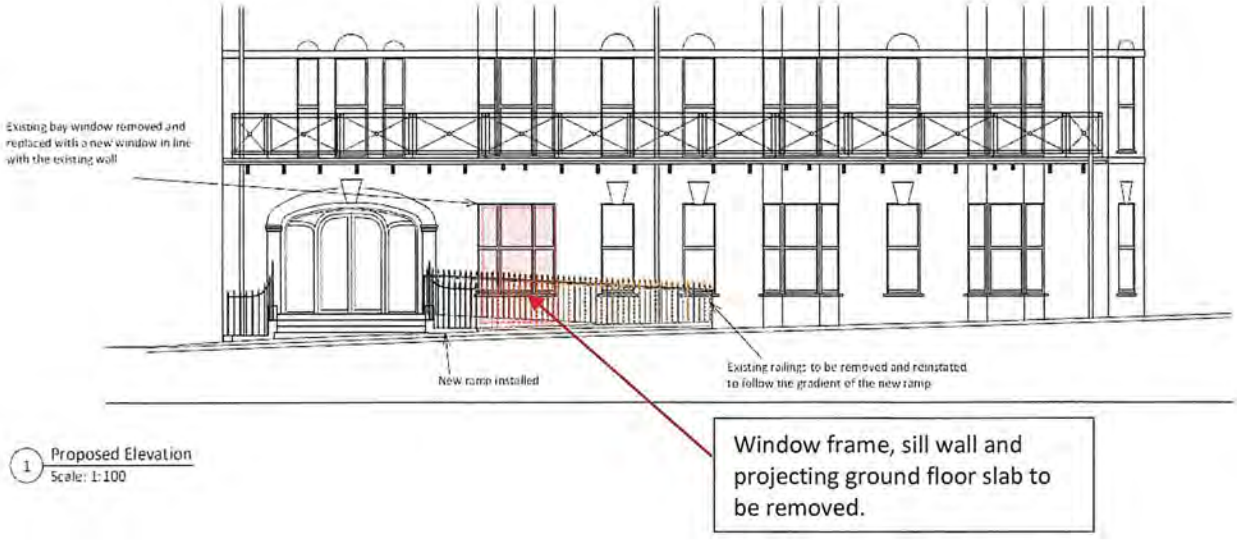
Details of the proposed ramp are shown on Archangles drawings 22022-P-010 and 011. These show a 1 in 20, galvanised steel ramp installed over the front well, to give access to the top landing of the front steps.

As part of these proposals a projecting bay window must be removed at ground floor level.

Drawing extracts are shown below:




1 Proposed Floor Plan
Scale: 1:100




1 Proposed Elevation
Scale: 1:100

## Initial observations

During our initial visit, we noted the following:

Access Ramp

- The existing front well was formed with 1.85m high reinforced concrete (RC) walls to retain the public footpath. At the head of the walls was a 225mm wide RC upstand, with cast iron railings embedded in it. The clear distance between the front wall and the face of the upstand was approximately 990mm.
- The front steps were formed in reinforced concrete with a 400mm thick edge to the landing.
- The front face projected 575mm from the main wall line.
- Towards the east end, there was a rainwater pipe and gully, set 110mm from the face of the front wall.

Installation of the supporting structure for the ramp, in galvanised steel or reinforced concrete is feasible. However, more information was required about the front bay window, to inform the demolition of this and the openings infill with a new window and sill wall.

Intrusive investigations were required to confirm the bay's construction, prior to demolition.

Water penetration through basement Wall

- Water staining and mould growth was evident, on the face of the concrete upstand, due to water penetrating through the horizontal bed joint between the upstand and the facing blockwork.
- There were open perpends at 900mm centres and a shallow channel had been formed in front of the upstand that fell to a gully.

The original design intent must therefore have been for ground water to pass through the perpends and into the drain, in a controlled manor. Unfortunately, this has not been the case and therefore the water penetration will continue through the joint, causing the unsightly disfiguration.

Intrusive investigations were required to remove blocks immediately above the concrete upstand to allow the original detail to be examined and develop a solution to deal with the water.

Water damage around the movement joint between car park and rear (north) wall of building

- Spalling of concrete was evident to the reinforced concrete columns and beams over the two vehicle ramps within the basement, at each level.
- At this point was a structural movement joint, carried down through each level, located at the junction of the rear (north elevation) of the building and the ground level car park.
- There had been previous repairs, using what appeared to be a polymer modified repair mortar, but this was also spalling away.
- The spalling had occurred due to the expansion of corroding steel reinforcement embedded within the concrete columns and beams.
- The reinforcement was corroding as the concrete had been saturated by rain water penetrating through the movement joint.
- The movement joint should have been sealed, in some way and so this must have been breached, or poorly formed.

A typical arrangement at the joint and concrete damage is shown on the two photos below:

Further concrete repairs, should not be undertaken until the source of the water is identified and prevented from entering the joint. Therefore, intrusive investigations were required to expose the movement joint (from above) at the ground floor car park level, to try to determine why its water proofing detail has failed.

**Investigation works**

Intrusive investigations were undertaken on 10 December 2022 and involved the following:

1. Basement Wall - Remove two blocks from immediately above the concrete upstand at lower slab level, where ground water was penetrating through the wall.

2. Rear car park - Lift the existing block paving and laying (bedding) course in two locations, against the rear wall, to expose the top of the slab, between the building and the car park, where surface water was penetrating through the joint below.

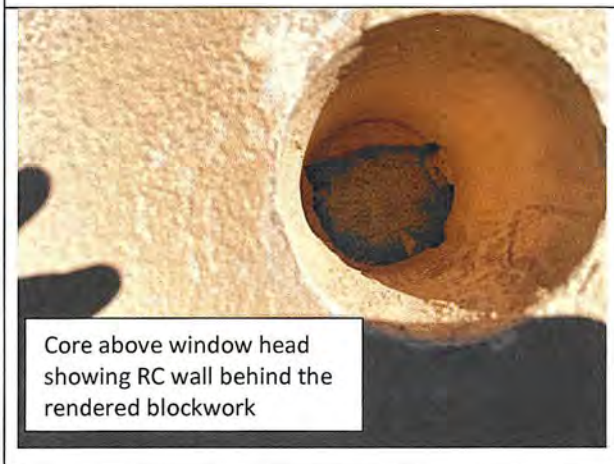
3. Front Bay – Core through the head and sill walls of the bay to determine its overall thickness and make up.

## Observations

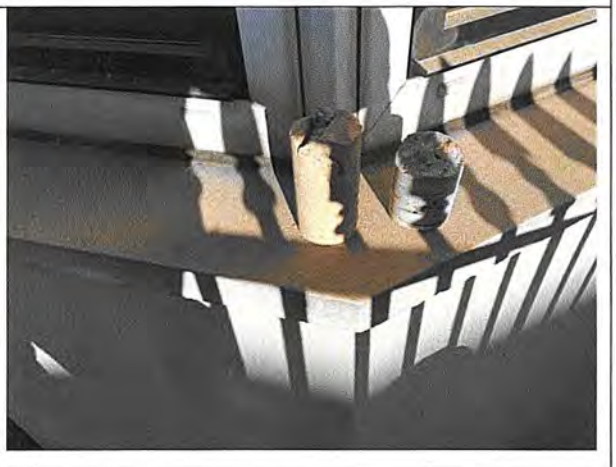
Front Bay

- The bay's walls were formed with a rendered 100mm blockwork outer skin and reinforced concrete inner wall.
- The overall thickness of the rendered blockwork, above the window, was noted as 125mm, with a 15mm cavity to the face of the RC wall.
- The bay walls were approximately 400mm thick overall, with the inner concrete wall being 200-225mm thick.
- The window frames were non-load bearing.
- The ground floor structure cantilevered out to support the bay. 650mm estimated thickness of the reinforced concrete slab, at this point.
- 16mm diameter high tensile reinforcement was set 80mm in, from the outside face of the bay wall.

Ground floor level core showing rebar



Core above window head showing RC wall behind the rendered blockwork



Basement flank wall

The wall had been formed with:

- 100mm Autoclaved Aerated Concrete (AAC), lightweight 7N blockwork facing wall, set approximately 200mm in front of the concrete Secant piles, so there was a 100mm minimum wide cavity.
- 200mm wide x 150 to 325mm high reinforced concrete upstand above slab level.
- Horizontal DPC in the second block course, but this did not extend across the cavity as a tray.

Ground water could be seen to be trapped on the top of the concrete plinth. When this was swept away, it soon built up again.

Despite the presence of a significant amount of water, the upstand was in good condition and did not appear to have been unduly affected by corrosion of embedded reinforcement. It is therefore likely that it was cast in a proprietary water proof concrete, or specifically designed as a water retaining structure.

Car park-Rear wall junction

The car park finishes at the building's rear wall were formed using 65mm deep concrete paviours on a 75mm sand bedding (wet, but not saturated), on a thin (less than 1mm), black, elastomeric membrane (similar to RIW Toughseal), adhered to the surface of a solid substrate (directly applied to the slab, or to a screed on top of the slab). The membrane was also turned up and adhered to the face of the wall for a distance of only 120mm. It had come away from the wall face at several points and some silt had got behind it.

**Discussion & Recommendations**

Based upon our investigations we confirm the following:

Access Ramp

The ramp can be constructed in the proposed location, taking support from the concrete upstand walls, steps' landing slab and the front wall of the building.

The window and lower section, below sill level may be removed complete, without the need to support the upper section and the cantilever first floor balcony, the projecting black painted arms of which are non-load bearing.

There are two possible options for the ramp structure:

Steel: 2No - 200 x 150 x 10 RHS box sections, as edge beams, with a steel plate deck on T-sections and angles spanning between the beams. Beams bolted to the face of the upstand (east end) and edge of the stair landing using chemical anchor bolts. Beams to be trimmed around the rainwater down pipe. A non-slip surface will need to be applied to the deck plates.

Concrete: 150mm thick RC slab with south edge upstand, supported on the buildings front wall, well walls and steps' landing, using chemically anchored dowel bars. The rainwater pipe would need to be sleeved through the slab.

Basement Wall

Except for the staining and mould growth, the blockwork wall and concrete upstand appeared in good condition, with no evidence of damage or instability.

Our considered opinion is that due to the existing detail, that traps water on top of the upstand, it will not be possible to prevent the water penetration, through the blockwork. Instead, two solutions would appear to be possible:

1. Install an internal plastic gutter hidden by another block wall, with that tied back to the existing wall. The gutter would fall to discharge to the existing gully.
2. Removing the blockwork lining wall complete and replace it with a waterproof concrete facing wall, with hydrophilic water stops at all joints.

Car Park-Building Movement Joint

We are not experts in waterproofing of podium deck structures, but the existing membrane and in particular its junction at the rear wall, did not appear to be adequate to prevent water penetration, through to the structure below. We therefore consider this to be the source of the water observed around the movement joint in the concrete structure.

There was no protection board, or drainage sheet over the mambrane, to provide protection and positive drainage to the gullies. Therefore, surface water could become trapped against in the sand bedding for long periods of time.

As a minimum, remedial works will be required to reinforce the edge detail, at the building's rear wall, by extending the membrane to 150mm above the top of the external level and then lapping it into the inner leaf. The final detail for this will need to be developed by a specialist membrane supplier and will include stripe coats and reinforcing tape as necessary, to help form an adequate seal.

Given the age of the membrane at around thirty years, with no adequate protection or drainage sheet, it may be prudent to consider completely replacing the membrane with a new system (RIW Flexiseal 500HG + RIW Double drain, or equivalent) that will guarantee future long-term protection. Again, this should be developed by a specialist membrane supplier and installed by a suitably experienced contractor, trained and certified by the supplier.

**Conclusions**

1. The front bay window can be removed to facilitate the installation of the new access ramp, without destabilising the structure above it.
2. The bay is formed ins reinforced concrete and will require careful cutting and breaking to remove it.
3. The new ramp structure may be formed in galvanised steelwork, or reinforced concrete. Both solutions will require a non-slip surface.
4. Water penetration through the basement flank wall cannot be prevented, without the replacement of the block wall with water proof concrete. Alternatively, a plastic gutter, in front of and lapping with the top of the concrete upstand, could be installed to catch the water and channel it to the gully, then hidden by another block wall.
5. The waterproof membrane below the paviours to the rear car park, at its junction with the rear wall, does not provide a suitable seal. This therefore, appears to be the source of the water penetrating through the joint in the reinforced concrete structure below, causing cracking and spalling due to corrosion of the embedded reinforcement.

Prepared by: **Richard M. Potterton B. Eng Hons C. Eng M.I.Struct.E**

For and on behalf of Stephen Wilson Partnership Ltd

Approved by: **M. Gibb B. Eng Hons**

For and on behalf of Stephen Wilson Partnership Ltd

## Appendix 1 – Sketch Details from Investigations

| Job Title | | Date |
|---|---|---|
| 1 EDWARD STREET BRIGHTON | | 14.12.22. |
| Item SECTION THROUGH FRONT BAY. | Job No. ES757. | Sheet No. SK/01. |
| Prepared by RP | Checked by | |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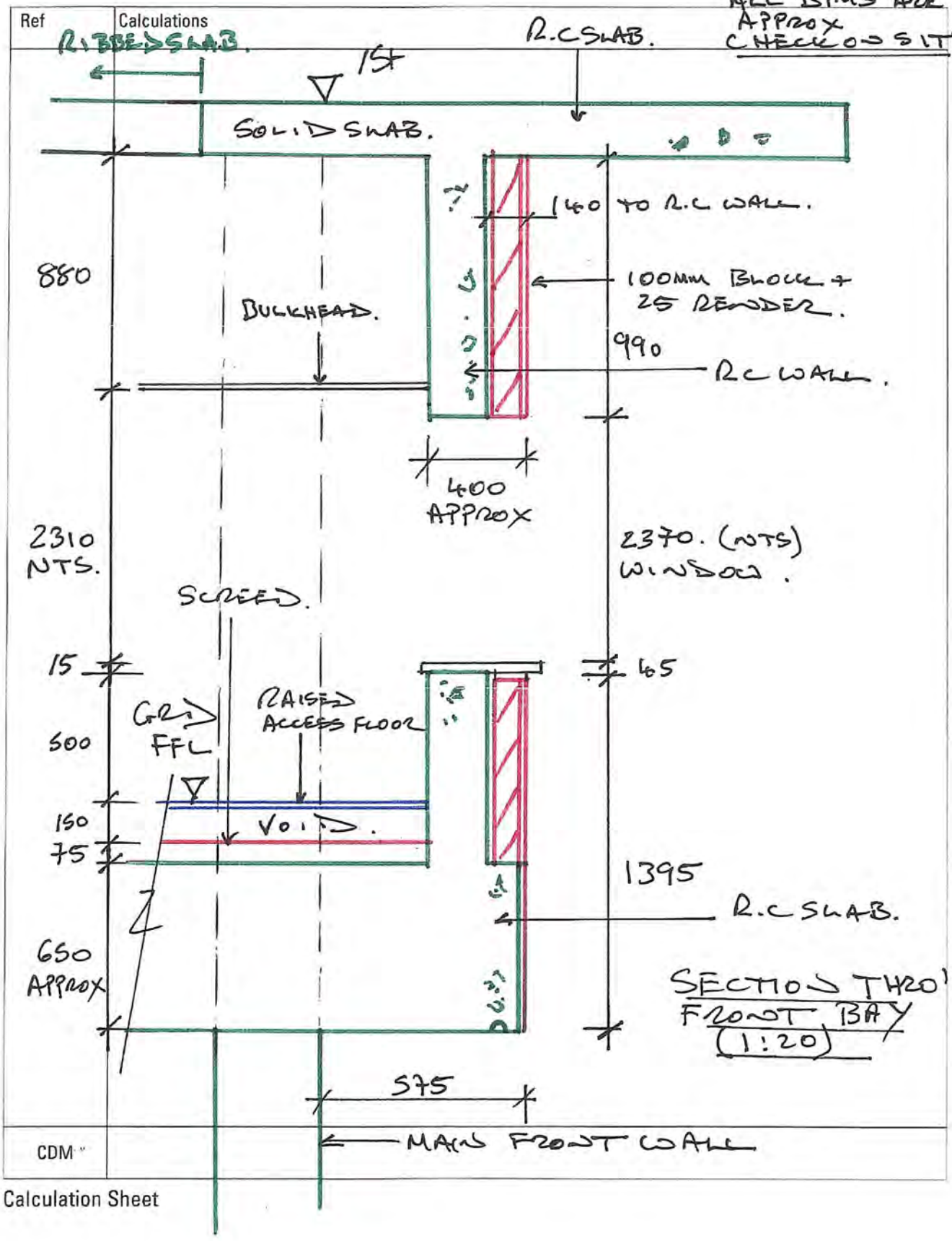
NOTE
ALL DIMS ARE APPROX
CHECK ON SITE

| Ref | Calculations |
|---|---|




SECTION THRO' FRONT BAY (1:20)

CDM

Calculation Sheet

| Job Title | | Date |
|---|---|---|
| 1 EDWARD STREET BRIGHTON | | 14.12.22 |
| Item BLOCKS REMOVED IN FRANK WALL. | Job No. E8757 | Sheet No. Sk/02. |
| Prepared by RP | Checked by | |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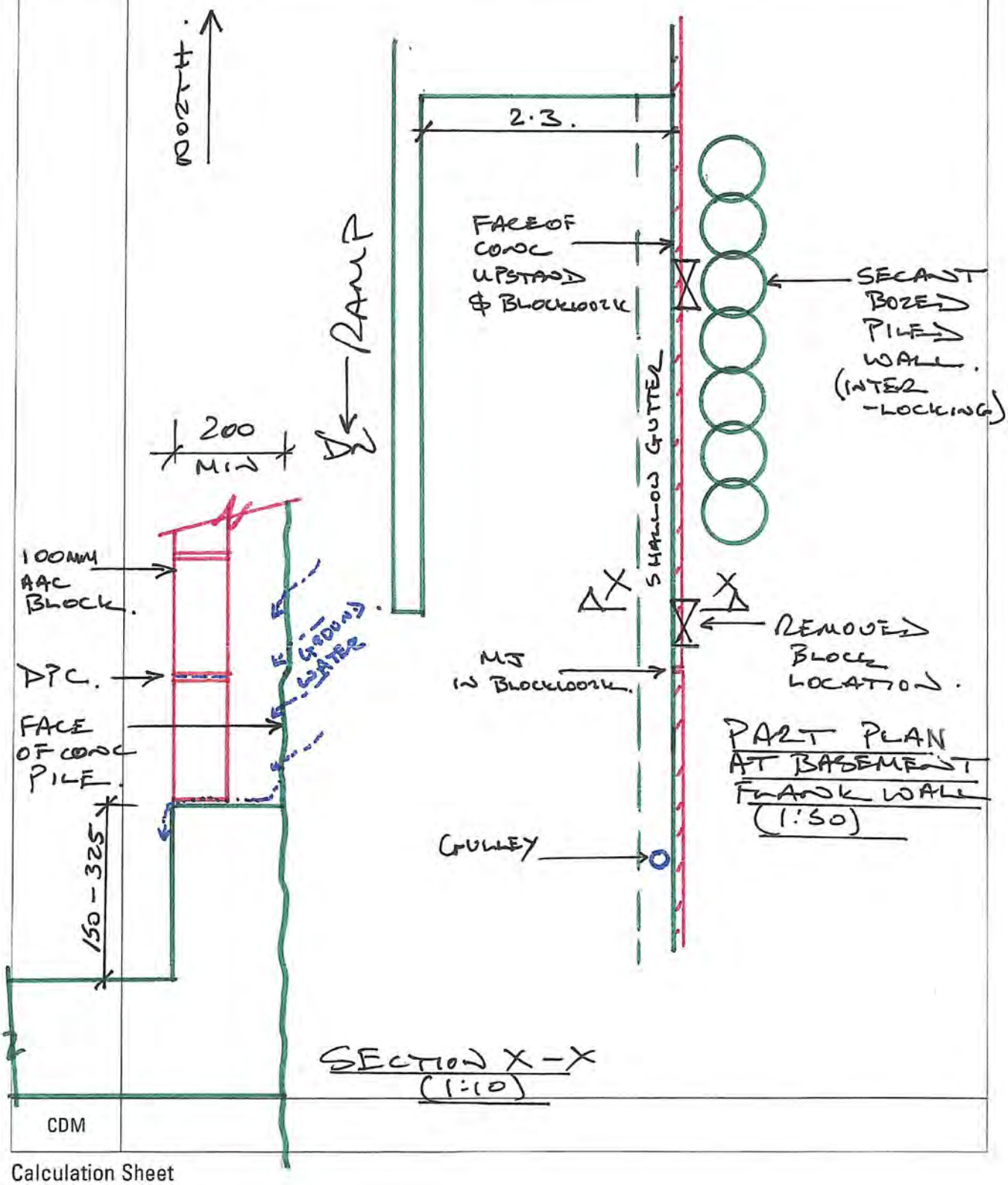


CDM

Calculation Sheet

| Job Title | | Date |
|---|---|---|
| 1 EDWARD ST. BRIGHTON | | 14.12.22 |
| Item TRIAL PITS IN REAR CAR PARK. | Job No. E8757. | Sheet No. SK/03. |
| Prepared by RP | Checked by | |


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| Ref | Calculations |
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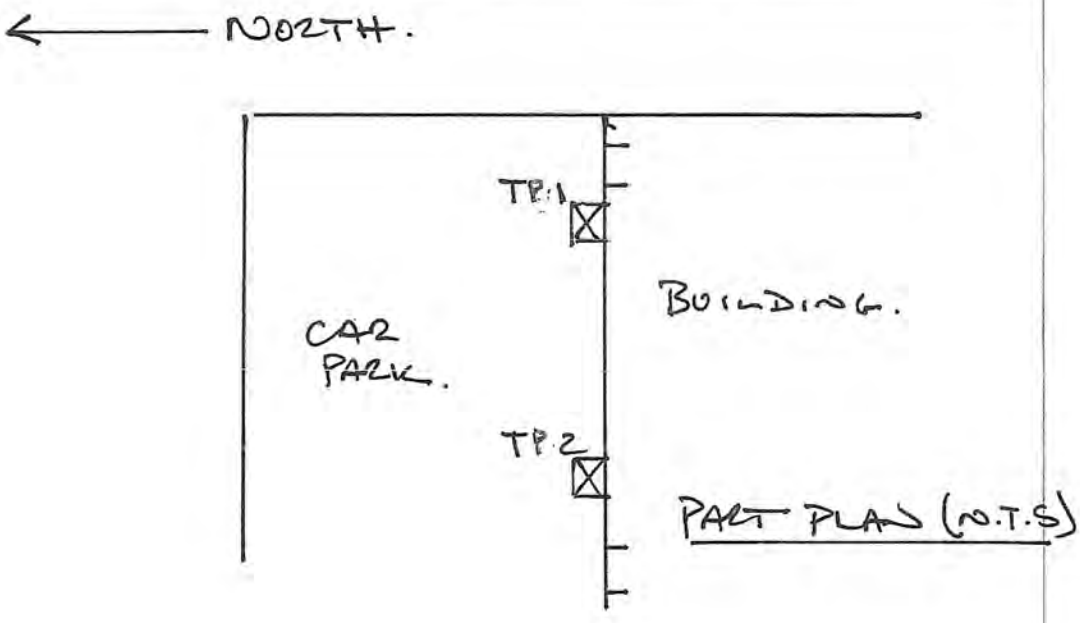
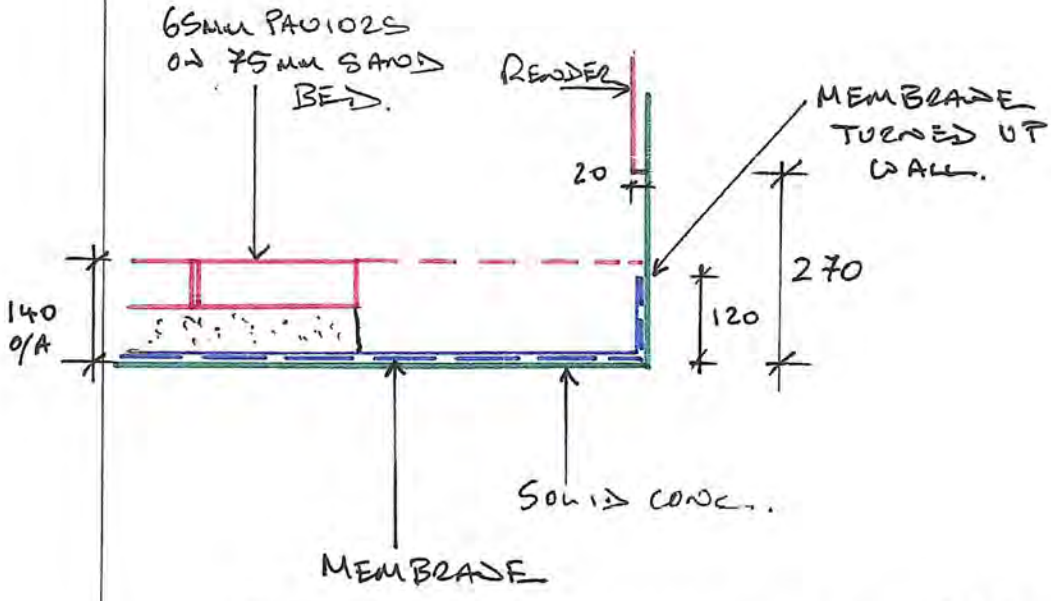



PART PLAN (N.T.S)




SECTION THROUGH TP1 & TP2 (1:10).

| CDM | |
|---|---|

STEPHEN WILSON
PARTNERSHIP LTD

# Structural Engineering Specification

1 Edward Street, Brighton, BN2 0JD:
Basement Car Park Repair Specification – Concrete Frame and Perimeter Wall

View of rear (north) wall and ground level car park

**Client**

**Mrs. Priscilla Mary Padley**

c/o Flude Property Consultants 19 New Road Brighton BN1 1UF

**Ref:** E8757
**Issue:** 3
**Date:** 27 November 2024

**Stephen Wilson Partnership Ltd** Chalvington Barn Unit C Dittons Business Park Polegate BN26 6HY 01323 412020
SWP/REP/A2/01032022/DG

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## Instruction

Stephen Wilson Partnership Ltd (SWP) were instructed by Flued Commercial, acting on behalf of the Freeholder, Mrs. P.M Padley, to prepare a structural specification for the repair works to the concrete frame on the line of the structural movement joint and east perimeter wall within the basement car park, both of which had been damaged by water ingress occurring over many years.

## Limitations

This specification intended for our client's private and confidential use and for their professional and legal advisors. It should not be reproduced in whole or in part or relied upon by third parties for any use whatsoever, without our express written authority, although we do provide permission for it to be passed to tenant and their engineering advisors, for their consideration.

This specification is limited to the principal structural repairs required at basement level.

This specification does not cover the requirements for the waterproofing of the ground floor car park deck and movement joints, which is to be provided by others. SWP accepts no responsibility or liability for the design and specification of the waterproofing system(s) and cannot review or comment on these, check that such systems have been correctly installed, nor provide any such guarantee or warranty of the system(s) future performance.

## Inspections

An initial inspection was undertaken on 3 October 2022 to allow us to prepare an initial structural report, dated 9 August 2023. Reference should be made to this.

A further inspection was undertaken on 18 September 2024, to document the defects in the frame and walls for the purposes of preparing this specification.

**General Description of the Structural Repair Works**

The structural repairs involve works within the four-level basement of this late 1980s building to:

1. Control the flow of ground water through the east wall at B4 level, for its full length, thus preventing saturation and staining of the bottom of the blockwork and concrete plinth below this.
2. Free up and repair the edges of the full width north-south movement joints in the ground floor level and B2 level structures, located below the building's rear (north) wall.
3. Undertake localised concrete repair of the damaged sections of the concrete fame on the line of the movement joints.
4. Replace small sections of sealant within the movement joint in the surface of the B3 level slab and ramp upstands.
5. Replace a section of the worn and spalling concrete surface to the B1-B2 ramp.
6. Replace the sealant in the mid slab movement joint in the B1 level slab, where water was ponding during times of rain and leaking through the joint, and unblock the central gully, so that it is free flowing.

Note that the final extent and detail of some of the repairs are dependent on the cleaning of the frame and removal of the damaged concrete, to reveal the extent of the works and location of movement joints.

## Schedule of Structural Repairs

This schedule shall be read in conjunction with drawings E8757 01 P1 and 02 P1, plus photographs 1 to 49, with the Appendix 1 and 2 of this Specification.

| Repair | Floor | Defect | Drawing | Photos | Repair specification | Notes |
|---|---|---|---|---|---|---|
| 1 | B1 & B3 | Calcium deposits and general staining to perimeter wall and concrete frame | 01 & 02 | | Remove calcium deposits to the concrete frame and walls, using an acid based, proprietary mortar stain and calcium remover. Undertake the work strictly in accordance with the supplier's written instruction and specification.<br><br>Jet wash to clean down.<br><br>Inspect and repeat as required until staining is completely removed.<br><br>Allow area to fully dry before undertaking structural repairs. | Warning – Wear suitable protective clothing, mask and eye protection and ensure sufficient ventilation when using acidic products |
| 2 | B4 | Saturated blockwork, east perimeter wall | 01 | 1, 2,3 | Remove and replace bottom course of blocks in sequence with engineering A bricks (125N/mm2 to BS EN 772-1) for the full length of the wall.<br><br>Provide proprietary plastic weep holes at 900mm centres, to allow the ground water to flow through the wall and into the recessed gutter at the base of the wall.<br><br>Reform movement joints in new brickwork with low modules sealant, with primed edges, on bond breaker strip and foam backing rod. Joint width is approximately 10mm. | Maximum unsupported length of wall = 900mm and 25% of the total length to be replaced. |
| 3 | B3 | Incorrectly solid filled half joint at slab/beam junction | 01 | 4 | Rake out cementitious filler for full 2.4m length to expose the joint and edge of the 5mm thick bearing pad and allow free movement.<br><br>Seal joint face with silicone sealant. | |
| 4 | B3 | Incorrectly solid filled half joint at column corbel/beam junction | 01 | 5 | Rake out cementitious filler for length of joint's side and face (approximately 1.2m length) to expose the edge of the bearing pad and allow free movement. Joint width is approximately 15mm.<br><br>Seal joint face with silicone sealant. | |

| | | | | | | |
|---|---|---|---|---|---|---|
| 5 | B3 | Spalling concrete to underside of corbel | 01 | 7 | Cut back cracked and loose concrete. Patch repair, approximately 150 x 150 x 50mm deep, using the polymer modified concrete system. | |
| 6 | B3 | Incorrectly solid filled half joint, with spalling edges at slab/beam junction | 01 | 6, 7, 8 | Rake out cementitious filler for full 4.85m length to expose the edge of the bearing pad and allow free movement.<br><br>Cut back cracked and loose concrete to the top and bottom edges, approximately 40 x 50mm, for full length, and reform using the polymer modified concrete system, maintaining the width of the joint.<br><br>Seal joint face with silicone sealant. | |
| 7 | B3 | Incorrectly solid filled half joint at column corbel/beam junction | 01 | 8,10 | Rake out cementitious filler for length of joint's side and face (approximately 1.2m length) to expose the edge of the bearing pad and allow free movement. Joint width is approximately 15mm.<br><br>Seal joint face with silicone sealant. | |
| 8 | B3 | Cracked and spalling concrete to side of beams and corbel | 01 | 8, 10, 21, 28 | Isolate current. Remove electrical conduit and cable, to give clear and safe access.<br><br>Cut back cracked and loose concrete in the side of the beam, approximately 200 x 400 x 35mm deep, extending to the underside of the beam, approximately 150 x 150 x 50mm and reform using the polymer modified concrete system, with column corners formed with 25 x 25mm chamfers to match the existing.<br><br>Cut back cracked and loose concrete to side of corbel. Patch repair, approximately 200 x 200 x 50mm deep, using the polymer modified concrete system.<br><br>Replace electrical conduit and cable. Test cable and ensure it is live. | |
| 9 | B3 | Incorrectly solid filled half joint at slab/beam junction | B3 | 9, 10, 11 | Rake out cementitious filler for full 4.85m length to expose the edge of the bearing pad and allow free movement.<br><br>Seal joint face with silicone sealant. | |

| | | | | | | |
|---|---|---|---|---|---|---|
| 10 | B3 | Incorrectly solid filled half joint at column corbel/beam junction | 01 | 11,13 | Rake out cementitious filler for length of joint's side and face (approximately 1.2m length) to expose the edge of the bearing pad and allow free movement. Joint width is approximately 15mm.<br><br>Seal joint face with silicone sealant. | |
| 11 | B3 | Cracked, spalling, loose and missing concrete to face of column between base and underside of corbel, revealing corroded longitudinal and link reinforcing bars and couplers | 01 | 22,23 | Remove 2No circular steel rails and set aside for reuse.<br><br>Remove concrete from the column face, from its base to the underside of the corbel, approximately 1500 x 310 x 90mm depth, to expose the back of the bars and couplers and reform using the polymer modified concrete system.<br><br>Reinstall 2No circular steel rails to match the existing rail angle. | |
| 12 | B3 | Incorrectly solid filled half joint, with spalling edges at slab/beam junction | 01 | 12, 13, 14 | Isolate and unclip red electrical cable, to give safe access to the joint above the column (photo 13).<br><br>Rake out cementitious filler for full 4.85m length to expose the edge of the bearing pad and allow free movement.<br><br>Cut back cracked and loose concrete to the bottom edge, approximately 40 x 50mm, for full length, and reform using the polymer modified concrete system, maintaining the width of the joint.<br><br>Seal joint face with silicone sealant.<br><br>Re-secure cable to concrete faces, test and ensure it is live. | |
| 13 | B3 | Incorrectly solid filled half joint at column corbel/beam junction | 01 | 14, 6, 27 | Rake out cementitious filler for length of joint's side and face (approximately 1.2m length) to expose the edge of the bearing pad and allow free movement. Joint width is approximately 15mm.<br><br>Seal joint face with silicone sealant. | |

| | | | | | | |
|---|---|---|---|---|---|---|
| 14 | B3 | Cracked and spalling concrete to side of beam and corbel | 01 | 14, 24, 25 | Cut back cracked and loose concrete in the side and soffit of the beam, approximately 500 x 200 x 50mm deep and extending to the underside of the beam, approximately 350 x 150 x 130mm and reform using the polymer modified concrete system.<br><br>Cut back cracked and loose concrete to face just above corbel. Patch repair, approximately 200 x 200 x 50mm deep, using the polymer modified concrete system.<br><br>Cut back cracked and loose concrete to side of corbel. Patch repair, approximately 200 x 200 x 50mm deep, using the polymer modified concrete system. | |
| 15 | B3 | Crack and spalling concrete to beam face | 01 | 16, 26, 27 | Isolate current. Remove steel box conduit and cable(s) – TBC.<br><br>Cut back cracked and loose concrete in the side and soffit of the beam either side of the 300mm approx. diagonal crack (approximately 300 x 100 x 50mm deep) and reform using the polymer modified concrete system. | |
| 16 | B3 | Incorrectly solid filled half joint at column corbel/beam junction | 01 | 15, 16, 17 | Rake out cementitious filler for full 5.0m length to expose the joint and edge of the 5mm thick bearing pad and allow free movement.<br><br>Seal joint face with silicone sealant. | |
| 17 | B3 | Loose and missing sealant to floor joint in 3No locations within the upstand walls and raised curbs to the north ramp | 01 | 18, 19,20 | Remove remaining sealant in both joints, prepare the edges and replace with new, two-part, cold applied, gun grade polysulphide sealant, with primed edges, on bond breaker strip and foam backing rod. Joint width is approximately 30mm. | Provide extra over cost for replacing the joint for its full width across the surface of the ramp, to the same specification. |
| 18 | B1 | Incorrectly solid filled half joint at slab/beam junction | 02 | 29, 30 | Rake out cementitious filler for full 2.4m length to expose the joint and edge of the 5mm thick bearing pad and allow free movement.<br><br>Seal joint face with silicone sealant. | |

| | | | | | | |
|---|---|---|---|---|---|---|
| 19 | B1 | Cracked and spalling concrete to side of beam | 02 | 30 | Isolate and unclip red electrical cable, to give safe access to the joint above the column.<br><br>Cut back cracked and loose concrete to side of beam. Patch repair, approximately 400 x 200 x 50mm deep, using the polymer modified concrete system.<br><br>Rake out cementitious filler for full depth of the incoming beam, to expose the 15mm wide joint and allow free movement.<br><br>Seal joint face with silicone sealant.<br><br>Re-secure cable to concrete faces, test and ensure it is live. | |
| 20 | B1 | Incorrectly solid filled half joint at slab/beam junction | 02 | 31, 32, 33 | Isolate and unclip red and black electrical cables/conduit (photos 32 & 33), where they pass tight to the underside of the beams at each end of the bay, to give safe access to the joint below the beams.<br><br>Rake out cementitious filler for full 4.85m length + 200mm vertical and 300mm horizontal to each end, to expose the joint and edge of the 5mm thick bearing pad and allow free movement.<br><br>Seal joint face with silicone sealant. | |
| 21 | B1 | Incorrectly solid filled half joint at slab/beam junction | 02 | 34, 35, 36 | Rake out cementitious filler for full 4.85m length to expose the joint and edge of the 5mm thick bearing pad and allow free movement.<br><br>Seal joint face with silicone sealant. | |
| 22 | B1 | Cracked, loose and spalling concrete to soffit and sides of beam | 02 | 36 | Isolate and unclip black electrical cables/conduit to allow access. Repair sides and soffit at end of incoming 300 x 300mm beam. Cut out 900 x 100 x 50mm deep concrete and reform using the polymer modified concrete system. | |
| 23 | B1 | Incorrectly solid filled half joint at slab/beam junction | 02 | 37, 38, 39 | Rake out cementitious filler for full 4.85m length to expose the joint and edge of the 5mm thick bearing pad and allow free movement.<br><br>Seal joint face with silicone sealant. | |

| | | | | | | |
|---|---|---|---|---|---|---|
| 24 | B1 | Cracked and spalling concrete to side of beam, with previous repair | 02 | 43 | Cut out spalling and previous patch repair approximately 300 long x 100mm x 50mm deep and reform using the polymer modified concrete system. | |
| 25 | B1 | Incorrectly solid filled half joint at slab/beam junction | 02 | 40, 41, 42,46 | Rake out cementitious filler for full 5.0m length to expose the joint and edge of the 5mm thick bearing pad and allow free movement.<br><br>Seal joint face with silicone sealant. | |
| 26 | B1 | Cracked and spalling concrete to side of beam, with previous repair | 02 | 44 | Cut out spalling and previous patch repair approximately 300 long x 100mm x 50mm deep and reform using the polymer modified concrete system.<br><br>Cut out the 2no cracks across the 830mm wide soffit of the beam, 30 x 20mm deep and reform using the polymer modified concrete system. | |
| 27 | B1 | Cracked and spalling concrete to side of beam, with previous repair | 02 | 45 | Cut out spalling and previous patch repair approximately 300 long x 100mm x 50mm deep and reform using the polymer modified concrete system. | |
| 28 | B1 | Poorly formed concrete around the cast iron pipes, with stalactites | 02 | 42, 46 | Clean stalactites from around the pipes, cut back loose and poorly formed concrete to 20mm depth all round and reform using the polymer modified concrete system. | |
| 29 | B1 | Poorly formed concrete around the cast iron pipes, with stalactites | 02 | 36 | Clear stalactites from around the pipes, cut back loose and poorly formed concrete to 20mm depth all round and reform using the polymer modified concrete system. | |

| | | | | | | |
|---|---|---|---|---|---|---|
| 30 | B1/B2 | Eroded and missing concrete surface on the north ramp. Approximately 2.5 x 1.5m area. | 02 | 47, 48 | Surface replacement required.<br><br>Use cover meter to accurately determine the depth to the top reinforcement in the ramp, ensuring that the bars have more than 20mm cover.<br><br>Agree final extent of surface replacement.<br><br>Cut out 2.5 x 1.5m rectangle to **20mm** depth, to ensure that bars are not cut, and scabble off concrete face down to the top of the bars. Likely 35 to 40mm cover.<br><br>Inspect and check the condition of the bars, ensuring that they are in good condition, with only light corrosion.<br><br>Reform the slab surface using the polymer modified concrete system, with horizontal brush finish to match the existing, to give a non-slip surface. | |
| 31 | B1 | Leaking movement joint and blocked surface water gulleys/pipework | 02 | 49 | Sealant to be replaced for full length between east and west end walls<br><br>Remove existing sealant prepare the edges and replace with new, two-part, cold applied, gun grade polysulphide sealant, with primed edges, on bond breaker strip and foam backing rod. Joint width is approximately 30mm.<br><br>Gulleys and cast-iron pipe work is to be cleaned and Sealant rodded as required to ensure they are free flowing. | Allow for investigating the seal between the concrete and gulley pots/covers and allow an extra over price for the: release and lifting of the gulleys: replacement of the seal; resetting of the gulley pots/covers. |

Final extent of concrete removal and replacement is to be remeasured and agreed at the end of the contract, with the CA. The contractor is responsible for taking accurate measurements and photos of each repair section, as the works proceed and providing this in a report form at the end of the contract.

## Typical Concrete Repair

Sequence for typical concrete repair (to be developed by the contractor:

1. Cut a 10mm minimum depth, square edged perimeter to the repair area.
2. Break away cracked and spalling concrete to expose the corroding reinforcing bar.
3. Break away concrete to minimum 20mm behind the bar to ensure that the bar is fully exposed and accessible all round.
4. Remove all loose scale and corrosion, and clean the bar to a bright condition, paying particular attention to the back of the bar.
5. Clean the concrete face, removing dust and contaminated/unsound material.
6. Apply reinforcement primer
7. Apply concrete primer
8. Apply the concrete repair mortar, thoroughly compacting onto the primed concrete and around the reinforcing bar.
9. Finish by striking off with a straight edge and close with a steel float.
10. Cure immediately after finishing, with a spay applied membrane compatible with the concrete repair system.

## Product Specifications

East Perimeter wall

Bricks – Engineering Class A (125N) bricks – Colour: dark blue

Mortar – M12 (1:¼:3)

Masonry movement Joint – 10mm Aerofil 1 filler board, with 10 x 6mm deep Everbuild 825 (white) on bond breaker strip, with primed edges.

Concrete Repair System - Frame

Concrete reinstatement mortar complying to the requirements of BS EN 1504-3 Class R3 (30N/mm2 at 28 days), with fairing coat to give smooth finish, on concrete primer and reinforcing steel primer. Fosroc products or equivalent:

Nitobond HAR – Concrete primer

Nitoprime Zincrich plus – Reinforcing primer

Rendercoc GP – Concrete reinstatement mortar

Renderoc FC - Cementitious fairing coat

Nitobond AR - Curing membrane

Concrete Repair System – Ramp Slab

High performance reinstatement mortar for concrete pavements and floors conforming to the requirements of BS EN 1504-3 Class R4. Fosroc products or equivalent:

Nitobond HAR – Concrete primer

Nitoprime Zincrich plus – Reinforcing primer

Paveroc – Concrete reinstatement mortar, min 12mm thick and maximum 100mm thick

Nitobond AR - Curing membrane

Joint Sealants

Sealant for overhead joints in concrete frame:

Low modulus, neutral curing Silicone sealant conforming to ISO11600 class F25LM and G25LM. Everbuild Tecnic Silcone 825 or equivalent, colour 'Portland Stone'.

Sealant for joints floor slabs, upstands and kerbs:

Two-part, cold applied, gun grade polysulphide sealant for sealing vertical movement joints for reinforced concrete structures: Grace Vertiseal, or equivalent, with Primer PS to edges

**Concrete repair and replacement of joint sealants are to be carried out strictly in accordance with the suppliers' written specification and instructions – Refer to Appendix 3. In addition, the contractor must refer to each of the product health and safety sheets, before using any product.**

Specification prepared by: **Richard M. Potterton B.Eng Hons C.Eng M.I.Struct.E**

For and on behalf of Stephen Wilson Partnership Ltd

Specification approved by: **Dean M. Giles I.Eng.A.M.I.Struct.E**

For and on behalf of Stephen Wilson Partnership Ltd

## Appendix 1 - Photographs

**Photo 1:** Repair 2 – East perimeter wall at level B4

Replace blocks with engineering brickwork for full length of wall and maintain vertical movement joints through the bricks with the joint face sealed

Remove calcium deposits to the concrete walls

**Photo 2:** Repair 2 - 100mm block facing wall to secant piled wall, on concrete plinth

**Photo 3:** Repair 2 - Existing vertical movement joint in blockwork, to be reformed in new brickwork

**Photo 4:** Repair 3 - Bay A – Concrete frame at level B3. Horizontal movement (half) joint between beam and level B1 slab to be reformed

**Photo 5:** Repair 4 - Bay A – Concrete frame at level B3. Movement (half) joint between beam and column to be reformed.

**Photo 6:** Repair 6 - Bay B – Concrete frame at level B3. Horizontal movement (half) joint between beam and level B1 slab to be reformed.

**Photo 7:** Repair 6 - Bay B – Concrete frame at level B3. Horizontal movement (half) joint between beam and level B1 slab to be reformed.

**Photo 8:** Repair 6 - Bay B – Concrete frame at level B3. Horizontal movement (half) joint between beam and level B1 slab to be reformed.

**Photo 9:** Repair 9 - Bay C – Concrete frame at level B3. Horizontal movement (half) joint between beam and level B1 slab to be reformed.

**Photo 10:** Repair 8 - Bay C – Concrete frame at level B3. Movement (half) joint between beams corbels to be reformed. Concrete repairs to beams.

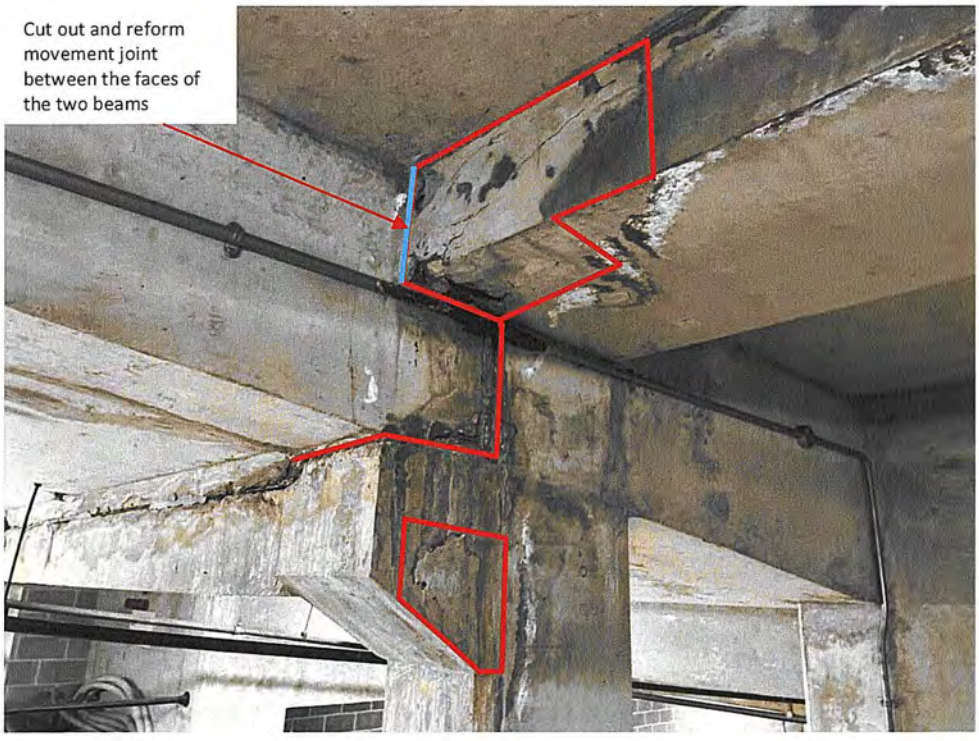


**Photo 11:** Repair 10 - Bay C – Concrete frame at level B3. Movement (half) joint between beams corbels to be reformed. Concrete repairs to beams.

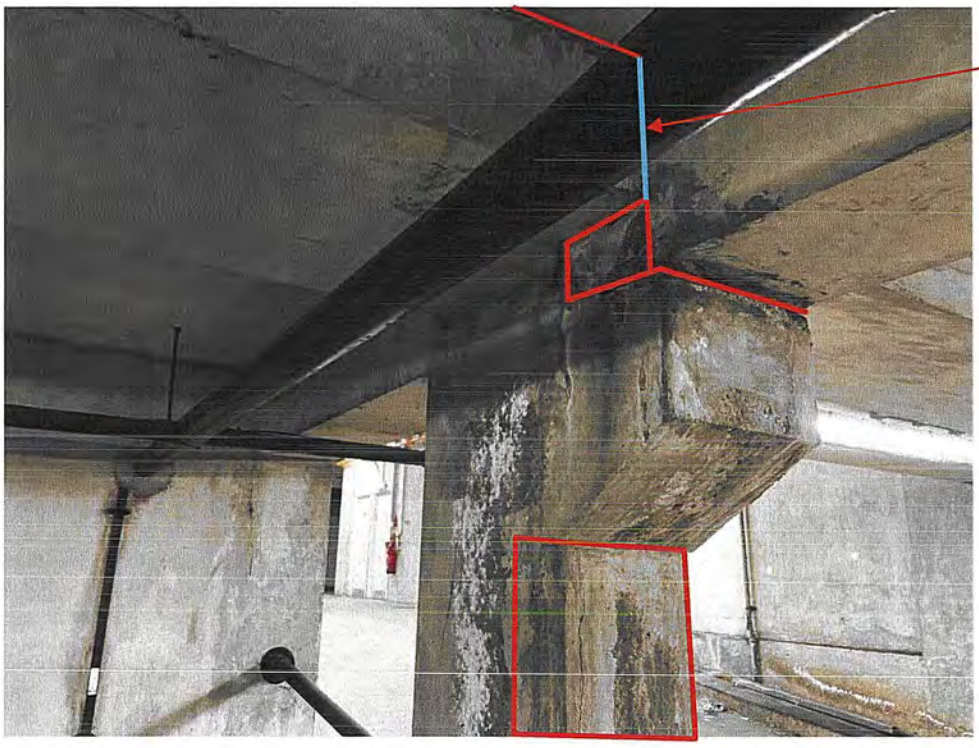



**Photo 12:** Repair 12 - Bay D – Concrete frame at level B3. Horizontal movement (half) joint between beam and level B1 slab to be reformed.

**Photo 13:** Repair 11 - Bay D – Concrete frame at level B3. Movement (half) joint between beams corbels to be reformed. Concrete repairs to beams.

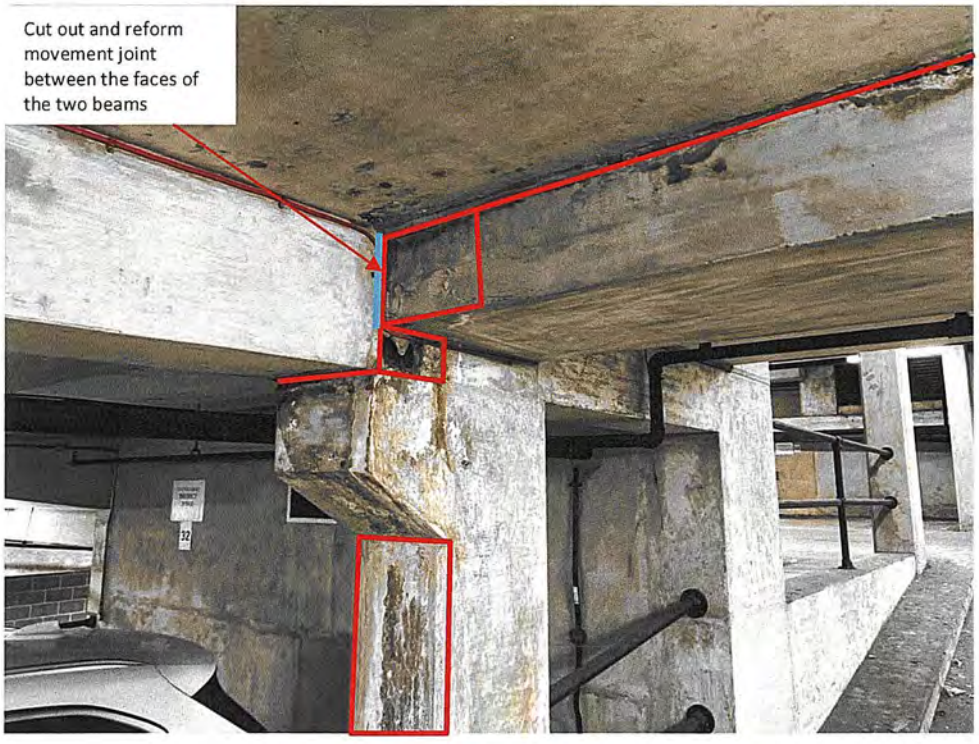



**Photo 14:** Repair 13 - Bay D – Concrete frame at level B3. Horizontal movement (half) joint between beam and level B1 slab to be reformed. Concrete repairs to the side of the beam.

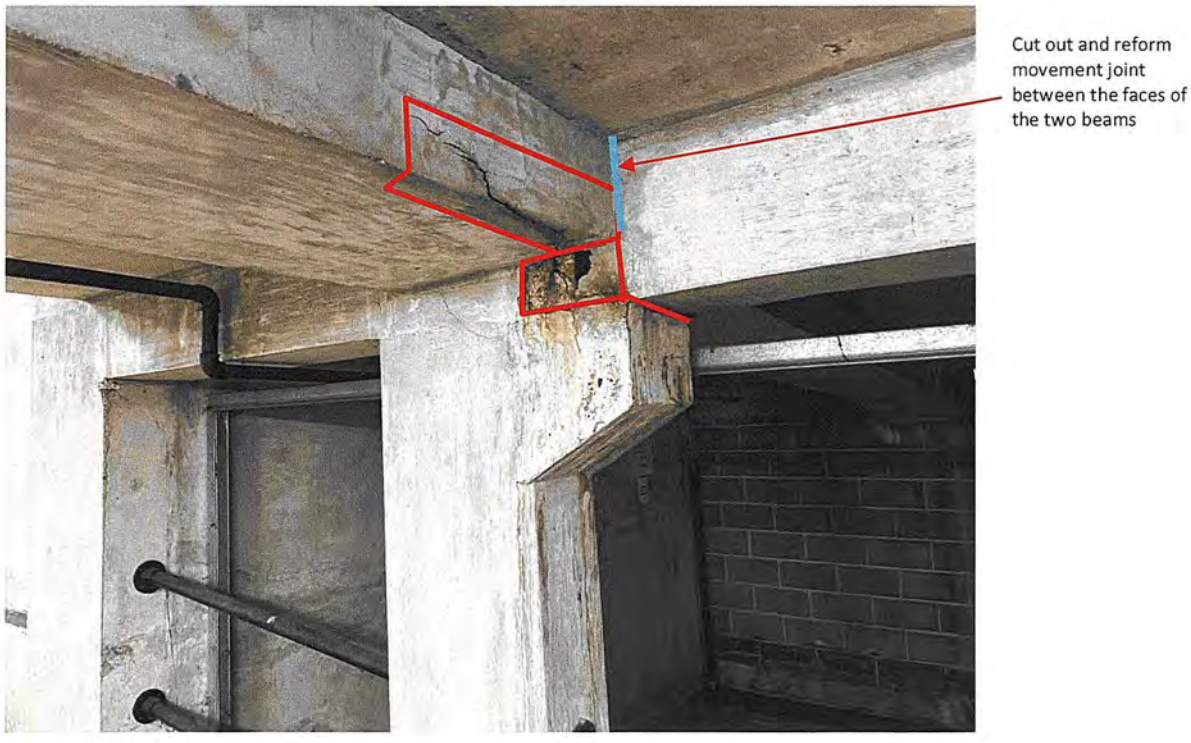


**Photo 15:** Repair 16 - Bay E – Concrete frame at level B3. Horizontal movement (half) joint between beam and level B1 slab to be reformed.

**Photo 16:** Repair 14- Bay E – Concrete frame at level B3. Horizontal movement (half) joint between beam and level B1 slab to be reformed + Repair 6. Diagonal crack in the side of the beam to be repaired.

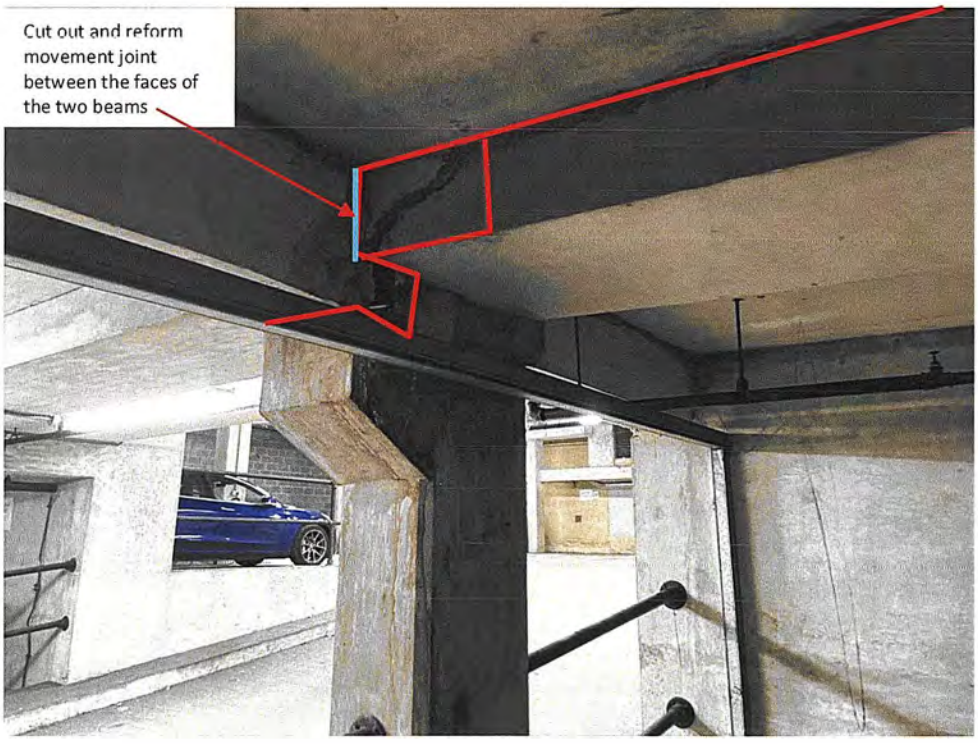


**Photo 17:** Repair 16A - Bay E – Concrete frame at level B3. Horizontal movement (half) joint between beam and level B1 slab to be reformed. Remove stalactites and staining.

**Photo 18:** Repair 17 - Bay B – Movement joint in B3 upstand/slab on east side of ramp. Damaged/missing sealant to be replaced

**Photo 19:** Repair 17 - Bay B – Movement joint in B3 upstand/slab on west side of ramp. Damaged/missing sealant to be replaced.

**Photo 20:** Repair 17 - Bay C – Movement joint in B3 upstand/slab on west side of ramp. Damaged/missing sealant to be replaced.

**Photo 21:** Repair 8 - Bay C – Corrosion of reinforcement, cracking and spalling of level B1 beam. Concrete repairs required.

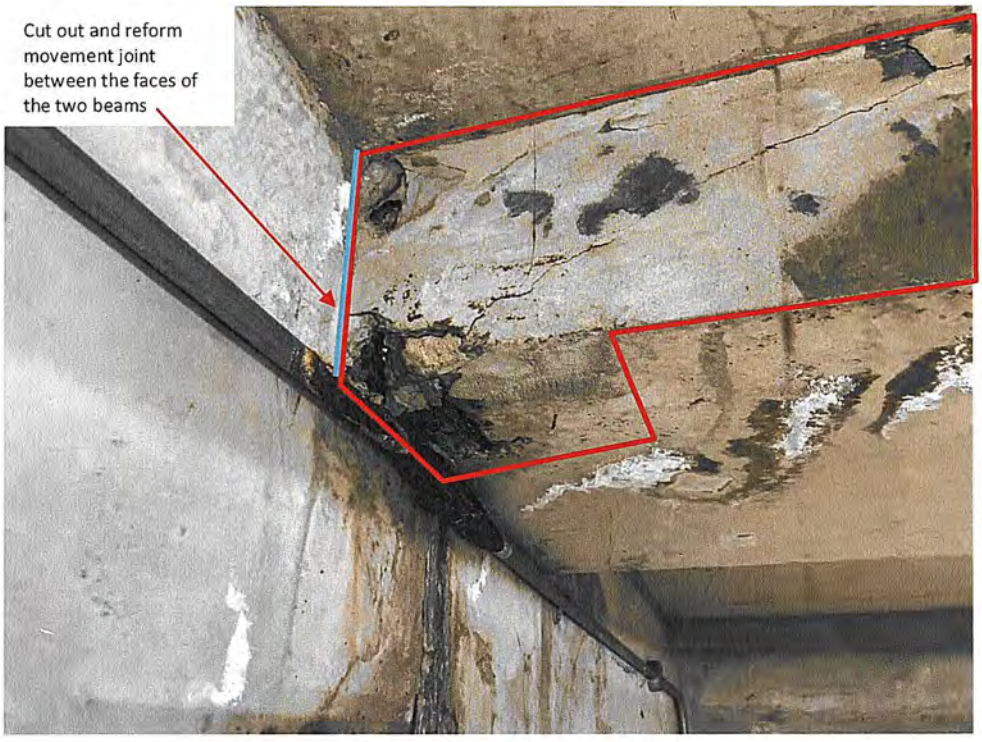



**Photo 22:** Repair 10 - Bay C/D – Corrosion of reinforcement (including bar couplers), cracking and spalling of concrete on north face of column. Concrete repairs required, including cleaning and assessment of the reinforcing bars.

**Photo 23:** Repair 10 - Bay C/D – Corrosion of reinforcement (including bar couplers), cracking and spalling of concrete on north face of column. Concrete repairs required, including cleaning and assessment of the reinforcing bars.

**Photo 24:** Repair 13 - Bay D/E – Corrosion of reinforcement, cracking and spalling of concrete on north face of beam and corbel

**Photo 25:** Repair 13 - Bay D – Corrosion of reinforcement, cracking and spalling of concrete on north face of beam and corbel. Concrete repairs required.

**Photo 26:** Repair 14 - Bay E – Corrosion of reinforcement, cracking and spalling of concrete on north face of beam and into corbel

**Photo 27:** Repair 14 - Bay E – Corrosion of reinforcement, cracking and spalling of concrete on north face of beam and into corbel. Concrete repairs required.

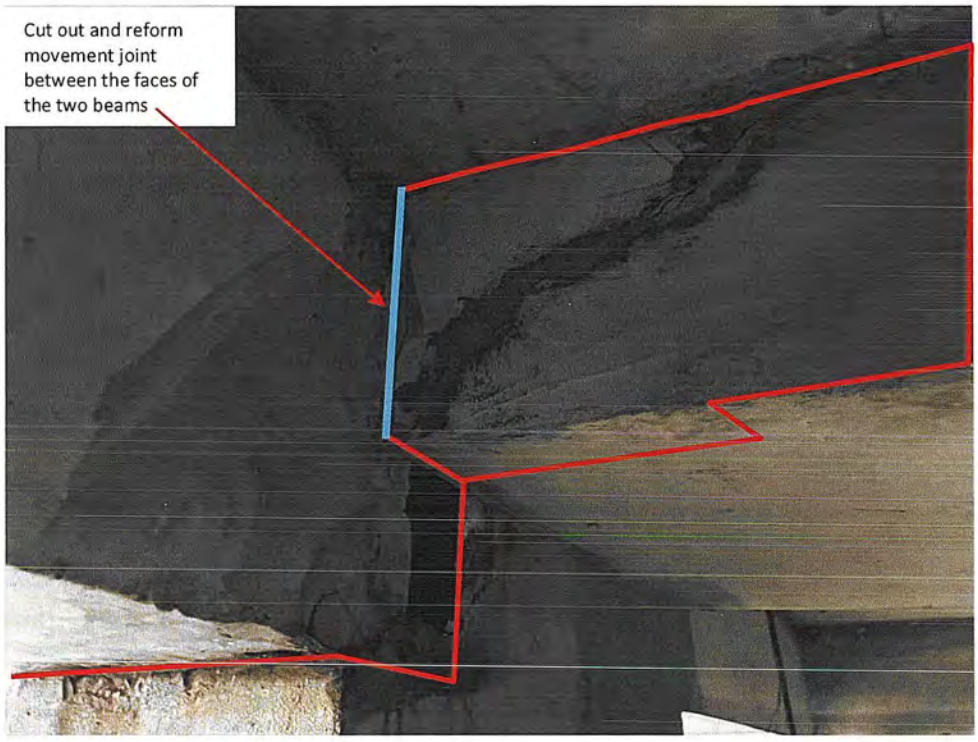



**Photo 28:** Repair 8 - Bay C – Corrosion of reinforcement, cracking and spalling of concrete on west face of corbel. Concrete repairs required.

**Photo 29:** Repair 18 - Bay F – Concrete frame at level B1. Reform horizontal movement (half) joint between beam and ground floor level slab.

**Photo 30:** Repair 19 - Bay F – Concrete frame at level B1. Reform horizontal movement (half) joint between beam and ground floor level slab and undertake concrete repairs.

**Photo 31:** Repair 20 - Bay G – Concrete frame at level B1. Reform horizontal movement (half) joint between beam and ground floor level slab.

**Photo 32:** Repair 20 - Bay G – Concrete frame at level B1. Reform horizontal movement (half) joint between beam and ground floor level slab.

**Photo 33:** Repair 20 - Bay G – Concrete frame at level B1. Reform horizontal movement (half) joint between beam and ground floor level slab.

**Photo 34:** Repair 21 - Bay H – Concrete frame at level B1. Reform horizontal movement (half) joint between beam and ground floor level slab.

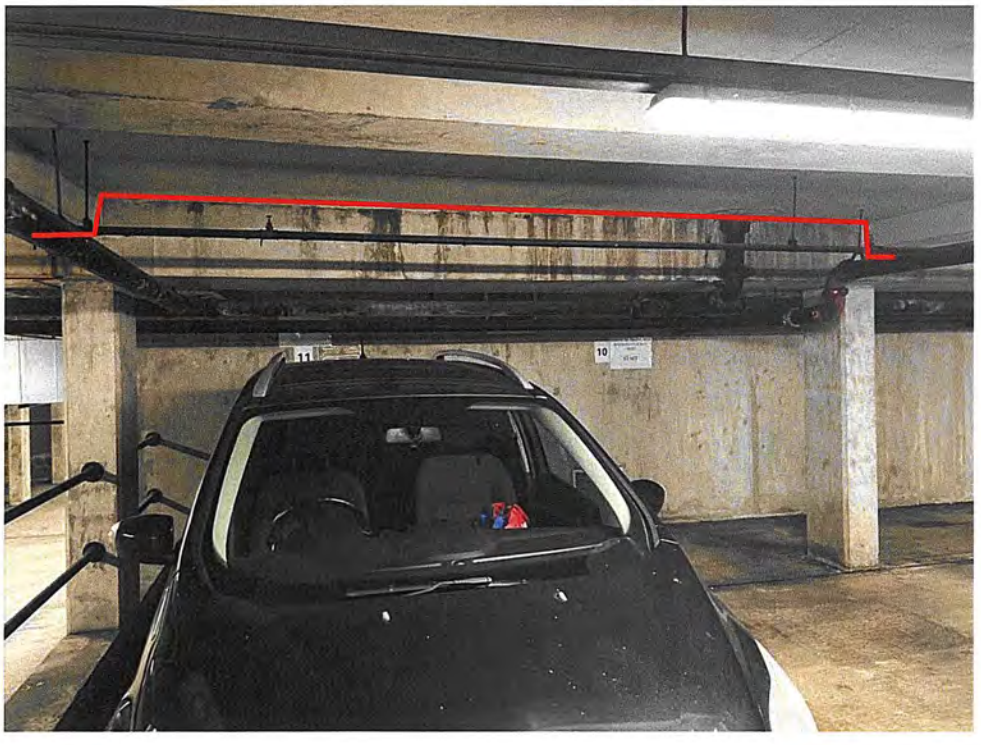


**Photo 35:** Repair 21 - Bay H – Concrete frame at level B1. Reform horizontal movement (half) joint between beam and ground floor level slab.

**Photo 36:** Repair 22 - Bay H – Concrete frame at level B1. Repair end of incoming 300 x 300 beam; also Repair 29 – Clear stalactites and make good concrete

**Photo 37:** Repair 23 - Bay I – Concrete frame at level B1. Reform horizontal movement (half) joint between beam and ground floor level slab.

**Photo 38:** Not Used

**Photo 39:** Repair 23 - Bay I – Concrete frame at level B1. Reform horizontal movement (half) joint between beam and ground floor level slab.

**Photo 40:** Repair 25 - Bay J – Concrete frame at level B1. Reform horizontal movement (half) joint between beam and ground floor level slab.

**Photo 41:** Repair 25 - Bay J – Concrete frame at level B1. Reform horizontal movement (half) joint between beam and ground floor level slab.

**Photo 42:** Repair 25 - Bay J – Concrete frame at level B1. Reform horizontal movement (half) joint between beam and ground floor level slab. Remove stalactites and make concrete repairs.

**Photo 43:** Repair 24 – Bay I – Concrete frame at level B1. Reform horizontal movement (half) joint between beam and ground floor level slab. Undertake concrete repairs to cracked and spalling concrete.

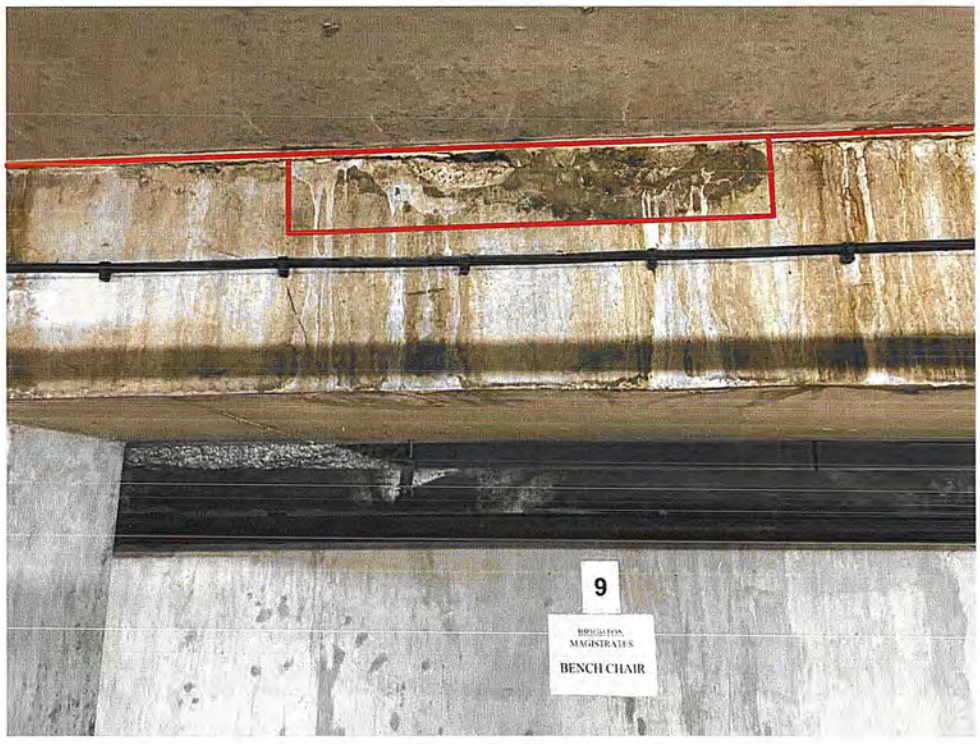



**Photo 44:** Repair 26 – Bay J – Concrete frame at level B1. Reform horizontal movement (half) joint between beam and ground floor level slab. Undertake concrete repairs to cracked and spalling concrete.

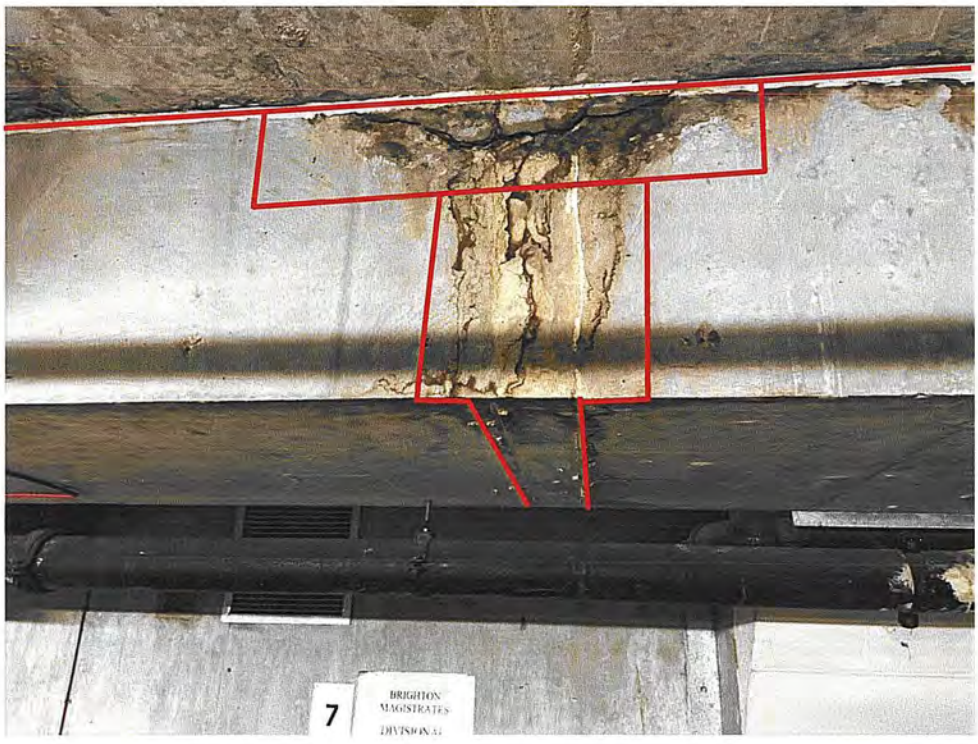


**Photo 45:** Repair 27 – Bay J – Concrete frame at level B1. Reform horizontal movement (half) joint between beam and ground floor level slab. Undertake concrete repairs to cracked and spalling concrete.

**Photo 46:** Repair 28 - Bay J – Concrete frame at level B1. Reform horizontal movement (half) joint between beam and ground floor level slab. Remove stalactites and make concrete repairs.

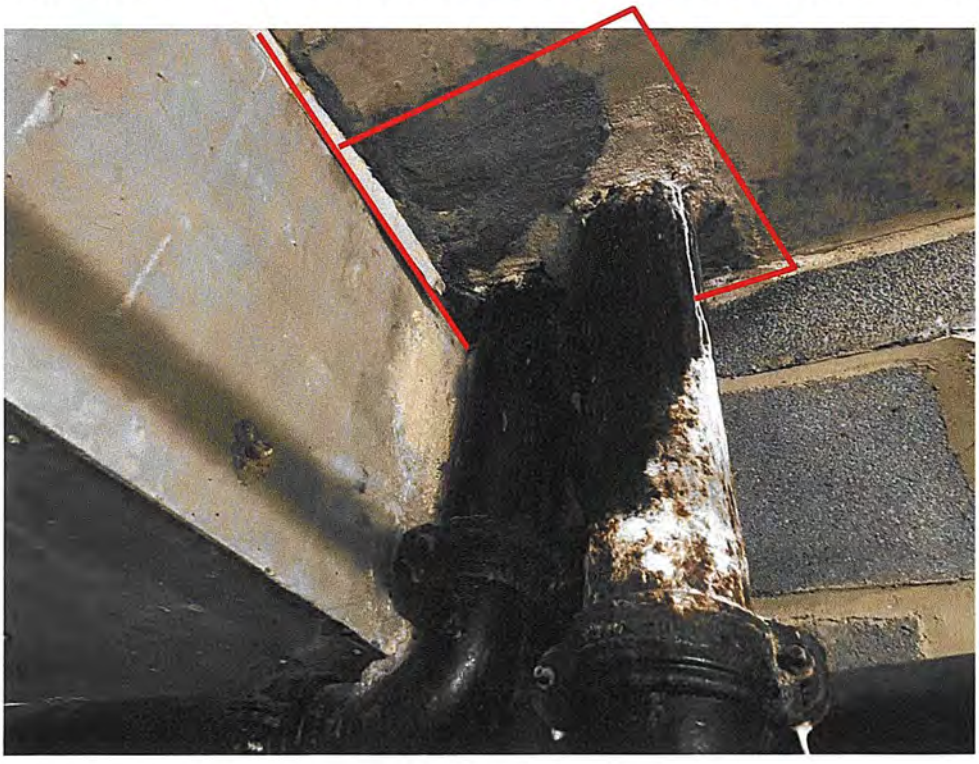
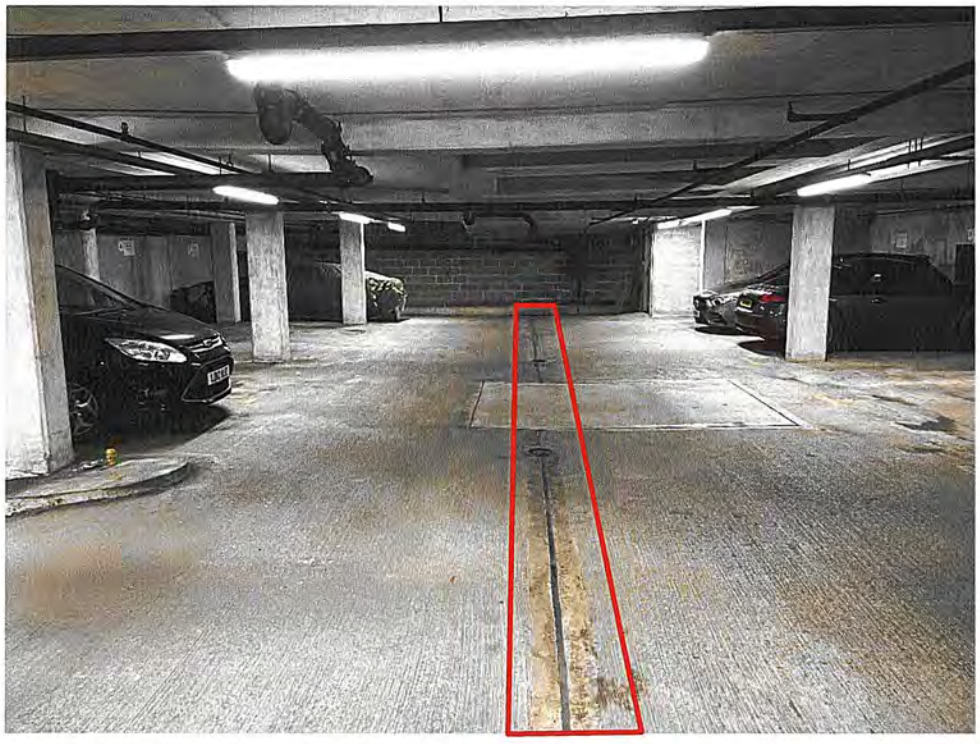


**Photo 47:** Repair 30 - Bay G – Concrete ramp at level B1-B2. Erosion and spalling of concrete surface. Surface to be cut out and renewed.

**Photo 48:** Repair 30 - Bay G – Concrete ramp at level B1-B2. Erosion and spalling of concrete surface. Surface to be cut out and renewed.

**Photo 49:** Level B1. Repair 31. Looking west along central movement joint. Sealent in joint to be replaced for full length and 2No gulleys cleaned out and cast-iron pipework rodded as required to ensure they are free flowing and water cannot pond at this level.

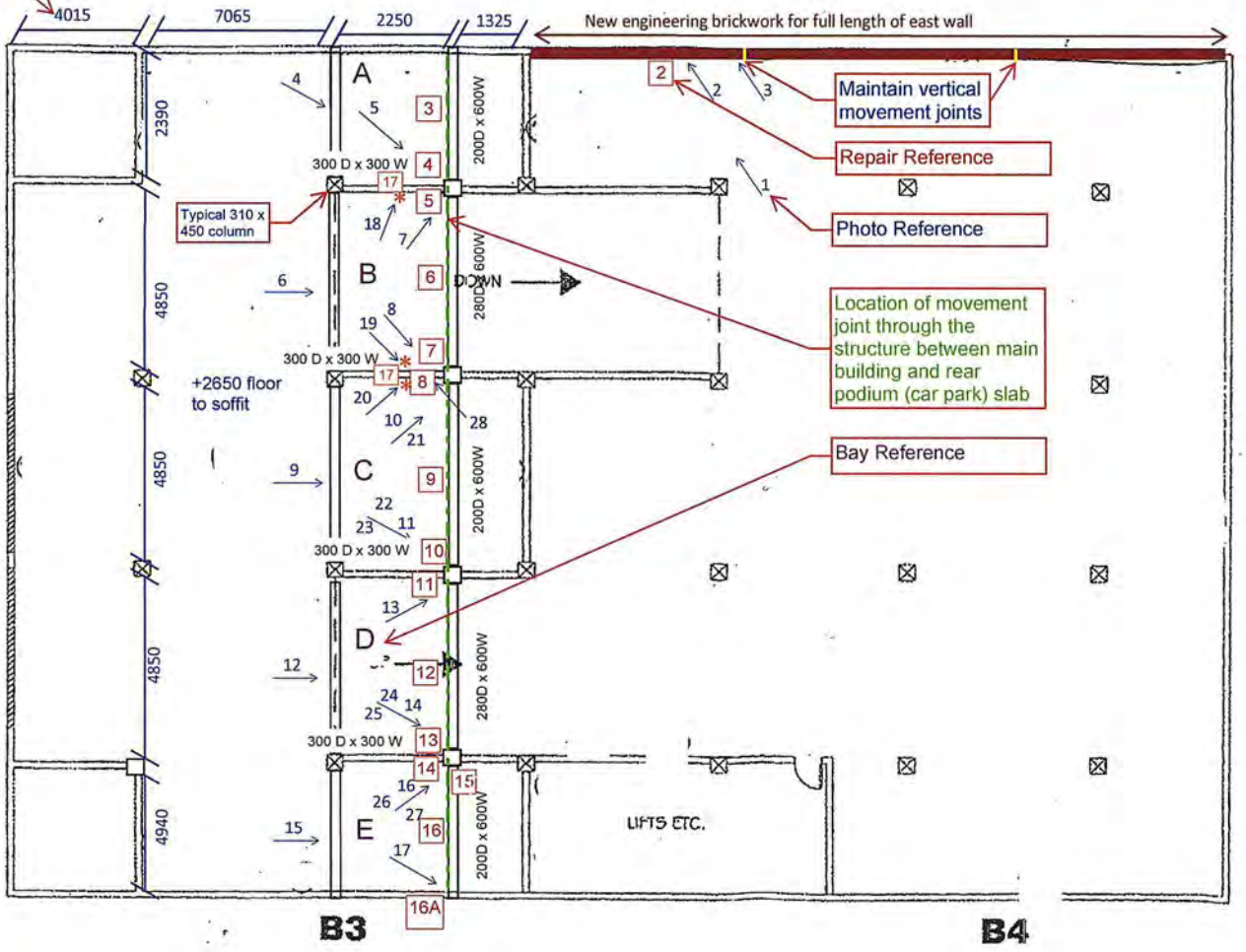


## Appendix 2 – Location Plans

All dimensions are approximate only - contractor to check on site

1 - Generally remove effervescence with acid wash and wash down with clean water

* Indicates repair 17 - Rake out and renew sealant to movement joint in upstand/kerbs




North

## Basement Levels B3 and B4 Showing Structure Over

P2 13 11 24 Installation of engineering brickwork extended to full length of east wall

| REF | REVISION | DATE |
|---|---|---|

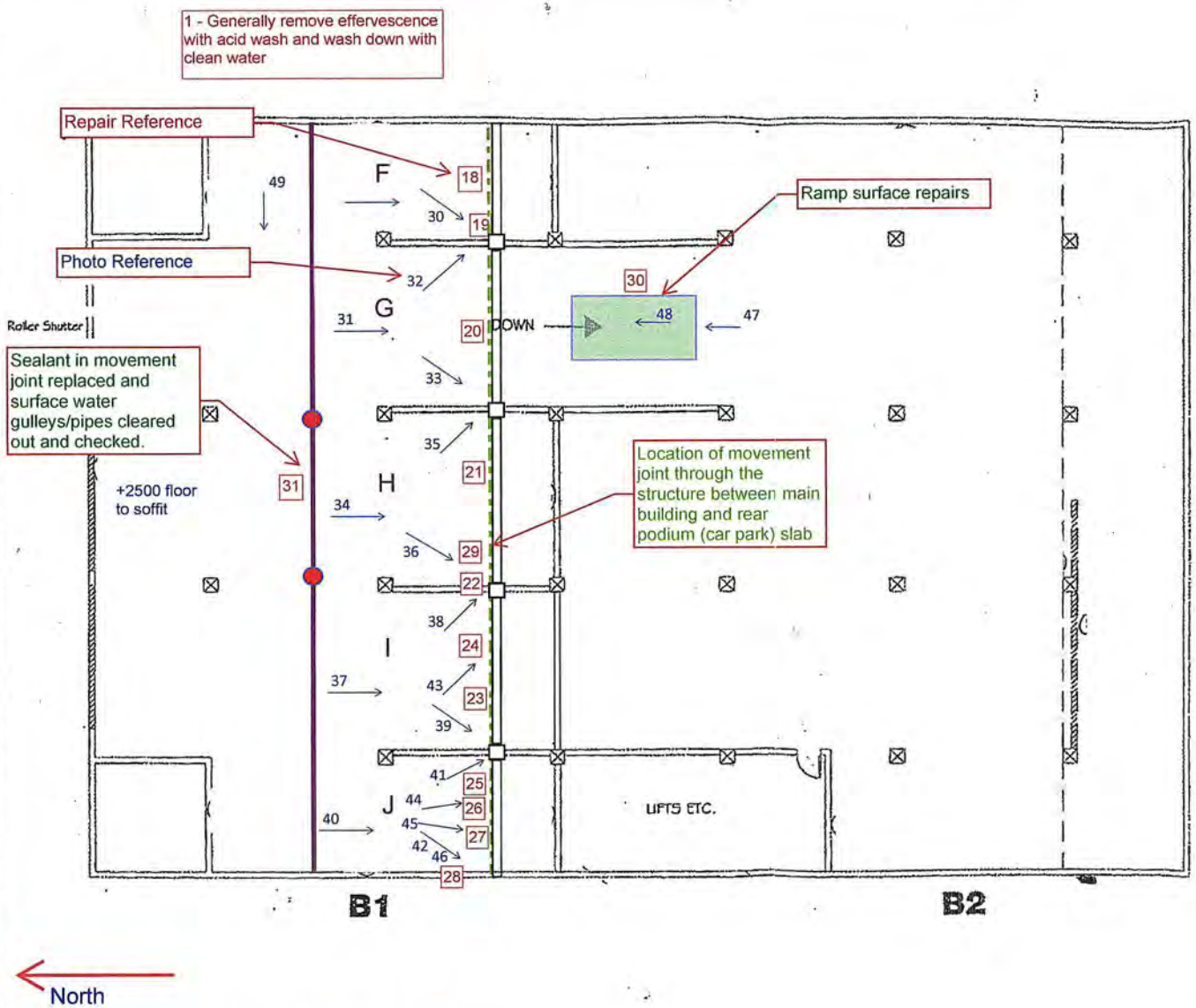
Client: Mrs. Priscilla Mary Padley

Project: No 1 Edward Street Brighton

Title: Structural Remedial Works To Concrete Frame - Sheet 1 of 2

| Scale | Date |
|---|---|
| N.T.S | 07 10 24 |

| Drawing No. | Revision No. |
|---|---|
| E8757-01 | P2 |




## Basement Levels B1 and B2 Showing Structure Over

DO NOT SCALE FROM THIS DRAWING

P2 13 11 24 Movement joint works shown

| REF | REVISION | DAT |
|---|---|---|

Client
Mrs. Priscilla Mary Padley

Project
No 1 Edward Street Brighton

Title
Structural Remedial Works To Concrete Frame - Sheet 2 of 2

| | |
|---|---|
| Scale N.T.S | Dat 07 10 24 |
| Surveyor | Checked |
| Drawing No. E8757-02 | Revision No. P2 |

## Appendix 3 – Product Data Sheets

# Fosroc® Renderoc GP

FOSROC constructive solutions

**General purpose medium density concrete reinstatement mortar conforming to the requirements of BS EN 1504-3 Class R3**

## Uses

For the reinstatement of concrete where low permeability characteristics are required but where high compressive strength is not the most important consideration. Where higher compressive strengths and low permeability characteristics are required, Renderoc HB45 should be used.

Renderoc GP has been specifically developed as a general purpose repair mortar that can also be used as a render coat.

Renderoc GP is suitable for repair methods 3.1, 3.3, 4.4, 7.1, 7.2 as defined by BS EN 1504-3.

## Advantages

- Compatibility with concrete of compressive strength 20-35 N/mm²
- Frequently obviates the need for formwork
- Extremely low permeability to water, carbon dioxide and chlorides
- Exceptional system of shrinkage compensation provides long-term dimensional stability
- Can be applied quickly and efficiently by wet spraying
- One component, pre-bagged to overcome site-batched variations
- Contains no chloride admixtures
- Shade can be varied with Renderoc Lightener / Darkener*

## Description

Renderoc GP is supplied as a ready to use blend of dry powders requiring only the site addition of clean water to produce a highly consistent, lightweight repair mortar.

It is based on Portland cements, graded aggregates and chemical additives which provide a mortar with good handling characteristics while minimising water demand. The low water requirement ensures good strength gain and long-term durability.

Renderoc GP has been specifically engineered for vertical repair work. It can be applied in sections up to 70 mm thickness in vertical locations and up to 60 mm thickness in overhead locations in a single application and without the use of formwork. Thicker sections can be achieved by the use of formwork or can be built up in layers. Deep pockets can sometimes be filled in a single application dependent on the configuration of the pocket and the volume of exposed reinforcing steel.

Renderoc GP can be quickly and efficiently applied by the wet spray technique. Consult the local Fosroc office for further information.

The material should not be applied at less than 10 mm thickness.

**Refer to separate datasheet*

| CE<br>0370<br>09<br>0370–CPR–0845 | UK CA<br>0836<br>22<br>UK 0836–CPR–22/F6049 |
|---|---|
| **DOP: UK9-13** | |
| **Fosroc International Limited**<br>Drayton Manor Business Park, Coleshill Road, Tamworth, B78 3XN, UK | |
| **Fosroc® Renderoc GP** | |
| EN 1504-3:<br>Structural and non-structural repair methods 3, 4 and 7 | |
| Compressive strength | Class R3: ≥ 25 MPa |
| Chloride ion content | ≤ 0.05% |
| Adhesive strength by pull-off test | ≥ 1.5 MPa |
| Thermal compatibility: freeze thaw cycling with immersion | ≥ 1.5 MPa |
| Carbonation resistance | Pass |
| Elastic modulus | 15.1 GPa |
| Reaction to fire | Class A1 |
| Dangerous substances | Complies with 5.4 |

## Specification clause

The repair mortar shall be Renderoc GP, a one component, medium density cementitious mortar, conforming to the requirements of BS EN 1504-3 Class R3. The cured mortar shall achieve a compressive strength of 15 MPa at 1 Day, 30 MPa at 28 Days and a drying shrinkage of <300 micro-strain at 7 days. It shall be able to be applied in sections up to 70 mm thickness in vertical locations and up to 60 mm thickness in overhead locations in a single application without formwork. The product shall be mixed, applied and cured in accordance with the manufacturer's written instructions to a correctly prepared substrate.

# Fosroc® Renderoc GP

## Properties

The following results were obtained at a water : powder ratio of 0.18 and at a temperature of 20°C unless otherwise stated.

| Test Method | Standard | EN 1504 R3 Requirement | Test Result |
|---|---|---|---|
| **Compressive strength** | EN 12190:1999 | ≥ 25 MPa | @ 1 Day 15 MPa<br>@ 28 Days 30 MPa |
| **Bond strength by pull off:** | EN 1542:1999 | ≥ 1.5 MPa | 1.8 MPa |
| **Chloride ion content:** | EN 1015-17:2000 | ≤ 0.05 MPa | 0.03% |
| **Freeze thaw cycling:** | EN 13687-1:2002 | ≥ 1.5 MPa | 1.6 MPa |
| **Resistance to carbonation $d_k$** | EN 13295:2005 | $d_k$ ≤ ref concrete | Conforms |
| **Fire rating** | EN 1504-3 cl. 5.5 | - | Class A1Non-Combustible |
| **Flexural strength** | BS 6319 Pt 3:1990 | - | 7.1 MPa @ 28 days |
| **Setting time** | BS4551:2005+A2:2013 | - | Initial set: 3 1/2 hours<br>Final set: 4 hours |
| **Elastic Modulus** | EN 13412 | ≥ 15 GPa | 15.1 GPa @ 28 days |
| **Fresh wet density** | - | - | Nominally 1800kg/m³ |
| **Shrinkage**<br>**25 x 25 x 285 prisms,**<br>**27 °C, 55% RH** | - | - | < 300 microstrain @ 7days |
| **Chemical resistance** | - | - | The low permeability of Renderoc GP severely retards chemical attack in aggressive environments. The cured mortar is impermeable to acid gases, waterborne chloride ions and oxygen. |
| **Build Characteristics**<br>**(hand applied)**<br>**Minimum thickness:**<br>**Overhead:**<br>**Vertical:** | - | - | <br><br>10 mm<br>Up to 60 mm<br>Up to 70 mm |

**Clarification of property values:** The typical properties given above are derived from laboratory testing. Results derived from field applied samples may vary. Maximum build thickness is dependent on location of repair, water content and application technique.

## Standard compliance

Renderoc GP complies with the class R3 according to EN1504-3, repair methods 3.1, 3.3, 4.4, 7.1 and 7.2.

## Application instructions

### Preparation

Form a square edge perimeter to the repair area using appropriate methods (feather edging must be avoided), break out the complete repair area up to a minimum depth of 10mm up to the square edge.

Clean the surface and remove any dust, unsound or contaminated material, plaster, oil, paint, grease, corrosion de- posits or algae. Where breaking out is not required, roughen the surface and remove any laitance by light scabbling or abrasive-blasting.

Oil and grease deposits should be removed by steam cleaning, detergent scrubbing or the use of a proprietary degreaser. The effectiveness of decontamination should then be assessed by a pull-off test.

Expose fully any corroded steel in the repair area and remove all loose scale and corrosion deposits. Steel should be cleaned to a bright condition paying particular attention to the back of exposed steel bars. Abrasive blasting, hydrodem equipment, powered mechanical scraping or other suitable means is recommended for this process.

Where corrosion has occurred due to the presence of chlorides, the steel should be high-pressure washed with clean water immediately after abrasive-blasting to remove corrosion products from pits and imperfections within its surface.

Refer to HSE information sheet CIS36 regarding control of exposure to construction dust, available at www.hse.gov.uk.

### Reinforcing steel priming

Apply one full coat of Nitoprime Zincrich Plus and allow to dry before continuing. If any doubt exists about having achieved an unbroken coating, a second application should be made and, again, allowed to dry before continuing.

# Fosroc® Renderoc GP

### Concrete Priming

The concrete substrate should be saturated surface dry immediately before the application of the primer i.e. it should be thoroughly saturated with clean water and any residual surface water removed prior to applying Nitobond HAR.

Under severe drying conditions repeated soaking may be necessary to ensure the substrate is still saturated at the time of application of the primer.

Scrub Nitobond HAR into the surface.

Renderoc GP can be applied as soon as the primer becomes tacky. If the Nitobond HAR is too wet, overhead and vertical build-up of the Renderoc GP may be difficult.

In exceptional circumstances, e.g. where a substrate/repair barrier is required or where the substrate is wet or likely to remain permanently damp, Nitobond EP bonding aid should be used. Contact the local Fosroc office for further information.

### Mixing

Care should be taken to ensure that Renderoc GP is thoroughly mixed. A forced-action mixer is essential. Mixing in a suitably sized drum using an approved Renderoc Mixing Paddle (MR4) with a slow speed (400/500 rpm) heavy-duty drill is acceptable for the occasional one-bag mix.

Free-fall mixers must not be used. Mixing of part bags should never be attempted.

For normal applications, place 4.0 to 5.0 litres of drinking quality water into the mixer.

With the machine in operation, add one full bag of Renderoc GP and mix, for a minimum of 3 minutes and a maximum of 5 minutes, until fully homogeneous.

The consistency may be adjusted by the addition of small amounts of water up to the maximum total water content of 5.0 litres.

Note that the powder must always be added to the water.

### Mixing warning

As with other 'one pack' repair mortars, Renderoc GP may exhibit satisfactory handling characteristics even though inadequately mixed. This will result in a significantly lower level of performance or possible failure. It is therefore essential that mixing instructions are strictly adhered to with particular emphasis on the quantity of water used and the time of the mixing operation.

### Application

Exposed steel reinforcing bars should be firmly secured to prevent movement during application.

Apply the mixed Renderoc GP by gloved hand or trowel, thoroughly compacting onto the primed substrate and around exposed reinforcement.

If sagging or slumping occurs the Renderoc GP should be completely removed and reapplied at a reduced thickness to a correctly primed substrate

### Build-up

Additional build-up can be achieved by application of multiple layers.

The surface of the intermediate layers should be comb scratch-keyed and cured with Nitobond AR. Repriming with Nitobond HAR and a further application of Renderoc GP may proceed as soon as this layer has set.

### Spray application

Renderoc GP can be quickly and efficiently applied by the wet spray technique. In circumstances where large areas of repair are required, the rapid placement and higher build attainable by this method offer economic advantages over hand-trowelling. The resultant repair also offers a generally more dense compound with enhanced mortar/substrate bond characteristics.

For further details on wet spray techniques contact the local Fosroc office.

### Finishing

Renderoc GP is finished by striking off with a straight edge and closing with a steel float. Wooden or plastic floats, or damp sponges, may be used to achieve the desired surface texture. The completed surface should not be overworked. After spray application, the mortar may need to be 'cut back' to the required profile using a steel float and then finished with damp sponges as described above.

### Low temperature working

In cold conditions down to 3°C, the use of warm mixing water (up to 30°C) is advisable to accelerate strength development. Normal precautions for winter working with cementitious materials should then be adopted. The material should not be applied when the substrate and/or air temperature is 3°C and falling. At 3°C static temperature or at 3°C and rising, the application may proceed.

### High temperature working

At ambient temperatures above 35°C, the material should be stored in the shade and cool water used for mixing.

### Curing

Renderoc GP is a cement-based repair mortar. In common with all cementitious materials, it must be cured immediately after finishing in accordance with good concrete practice. The use of Nitobond AR, sprayed on to the surface of the finished mortar in a continuous film, is recommended. A low pressure atomising sprayer is essential for applying the Nitobond AR. Any excessive run-off on verticals or drips on soffits should be removed by brush before they harden.

Large areas should be cured as trowelling progresses (0.5 m² at a time) without waiting for completion of the entire area.

In fast drying conditions, supplementary curing with polythene sheeting taped down at the edges must be used. In cold conditions, the finished repair must be protected from freezing.

### Overcoating with protective decorative finishes

Renderoc GP is extremely durable and will provide long-term protection to the embedded steel reinforcement within the repaired locations. The surrounding parts of the structure will benefit from the application of a barrier/decorative coating to limit the advance of chlorides and carbon dioxide, bringing them to the same protective standard as the repair itself. Fosroc recommend the use of the Dekguard range of protective, anti-carbonation coatings. These products provide a decorative and uniform appearance as well as protecting areas of the structure which might otherwise be at risk from the environment. Dekguard products may be applied over the repair area without prior removal of the Nitobond AR curing membrane. Other curing membranes must be removed prior to the application of Dekguard products.

### Cleaning

Renderoc GP and Primer should be removed from tools, equipment and mixers with clean water immediately after use. Cured material can only be removed mechanically.

Clean tools used with Nitoprime Zincrich Plus and Nitobond EP before material cures, using Fosroc Solvent 102.

## Estimating

| Supply | |
|---|---|
| Renderoc GP: | 25 kg bags |
| Nitoprime Zincrich Plus: | 1.9 litre and 800 ml cans |
| Nitobond HAR | 5 litre drums |
| Nitobond AR: | 5 litre drums |
| Fosroc Solvent 102: | 5 and 25 litre tins |

| Coverage and yield | |
|---|---|
| Renderoc GP: | Approximately 16 litres / 25kg bag (approximately 1.6 m² at 10 mm thickness) |
| Nitoprime Zincrich Plus: | 8 m²/ litre |
| Nitobond AR: | 6 - 8 m²/ litre |
| Nitoprime HAR | 3 - 4 m²/ litre |

Notes: the actual yield per bag of Renderoc GP will depend on the consistency used. The yield will be reduced if the material is applied by a spray technique.

## Limitations

Renderoc GP should not be used when the temperature is below 3°C and falling. Do not mix part bags. Due to the nature of Renderoc GP, the product should not be used in areas subjected to traffic (in these circumstances, Renderoc S should be considered).

Renderoc GP should not be exposed to moving water during application. Exposure to heavy rainfall prior to the final set may result in surface scour.

If any doubts arise concerning temperature or substrate conditions, consult the local Fosroc office.

## Storage

The product has a shelf life of 12 months from the date of manufacture if kept in dry storage in the original, unopened bags. If stored at high temperatures and/or high humidity the shelf life may be reduced to less than 6 months.

Nitobond AR and Nitobond HAR should be protected from frost.

## Precautions

### Health and safety

For further information refer to the appropriate Safety Data Sheets available at www.fosroc.com

### Fire

Renderoc GP is non-flammable.

Nitoprime Zincrich Plus and Fosroc Solvent 102: are flammable. Keep away from sources of ignition. No Smoking. In the event of fire, extinguish with $CO_2$ or foam. Do not use a water jet

### Flash points

| | |
|---|---|
| Nitoprime Zincrich Plus: | 41°C |
| Fosroc Solvent 102: | 33°C |

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FM 610 EMS 61113

# Fosroc® Paveroc

FOSROC constructive solutions

**High performance reinstatement mortar for concrete pavements and floors conforming to the requirements of BS EN 1504-3 Class R4**

## Uses

For the reinstatement or resurfacing of large areas of concrete pavements, ramps and floors to avoid the full depth replacement of bays.

It may be used internally and externally including areas subject to heavy trafficking

Paveroc can be used in conjunction with Fosroc Hardtop S for the repair of floors with a dry shake floor surfacing

Paveroc is suitable for repair methods 3.1, 3.2, 4.4, 7.1, 7.2 as defined by BS EN 1504-3.

## Advantages

- Long open time - applicable to large bay areas
- High strength, abrasion and weather resistance
- One component, pre-bagged to overcome site-batched variations requires only the site addition of clean water
- Excellent bond to the concrete substrate
- Shrinkage compensated
- Contains no chloride admixtures
- Shade can be varied with Renderoc Lightener / Darkener*

## Description

Paveroc is designed for horizontal use. It may be applied up to a maximum thickness of 100 mm. Thicker sections can be built up in layers. Material should not be applied at less than 12 mm thickness. Individual bay sizes should not exceed 18 m². Consult the local Fosroc office for further information.

Paveroc is supplied as a ready to use blend of dry powders which requires only the site addition of clean water to produce a highly consistent repair mortar.

It is based on Portland cements, graded aggregates, and chemical additives providing a mortar with good handling characteristics while minimising water demand. The low water requirement ensures good strength gain and long-term durability. The product is alkaline in nature and will protect embedded steel reinforcement.

## Specification Clause

The repair mortar shall be Paveroc, a one component reinstatement mortar conforming to the requirements of BS EN 1504-3 Class R4 suitable for thicknesses between 12mm and 100mm applied in bays of up to 18m2 generally. The cured material shall be able to achieve a compressive strength of 20 MPa at 24 hours, 65MPa at 28 days and a drying shrinkage of <300 micro-strain at 7 days. The product shall be mixed, applied and cured in accordance with the manufacturer's written instructions to a correctly prepared substrate.

## Standards compliance

Paveroc complies with the classification R4 according to EN 1504-3, repair methods 3.1, 3.2,4.4, 7.1 and 7.2.

Paveroc complies with LU Standard 1-085 'Fire Safety Performance of Materials'.

| CE<br>0370<br>09<br>0370–CPR–0845 | UK CA<br>0836<br>22<br>UK 0836–CPR–22/F6049 |
|---|---|
| **DOP: UK9-17** | |
| **Fosroc International Limited**<br>Drayton Manor Business Park, Coleshill Road, Tamworth, B78 3XN, UK | |
| **Paveroc** | |
| BS EN 1504-3<br>Structural and non-structural repair methods 3, 4 and 7 | |
| Compressive strength | Class R4 (> 45 MPa) |
| Chloride ion content | < 0.05 % |
| Adhesive bond strength | ≥ 2.0 MPa |
| Thermal compatibility: freeze-thaw cycling with immersion | ≥ 2.0 MPa |
| Carbonation resistance | Passes |
| Skid resistance | Class III: > 55 units wet tested |
| Elastic modulus in compression | >20 GPa |
| Reaction to fire | Euroclass A1 |
| Dangerous substances | Complies with 5.4 |

**Refer to separate datasheet*

# Fosroc® Paveroc

## Properties

The following results were obtained at a water: powder ratio of 0.088 and a temperature of 20°C unless otherwise stated.

| Test method | Standard | BS EN 1504 R4 Requirement | Test result |
|---|---|---|---|
| Compressive Strength | EN 12190:1999 | ≥ 45 MPa | @ 1 Day 20 MPa<br>@ 7 days 45 MPa<br>@ 28 Days 65 MPa |
| Bond strength by pull off: | EN 1542:1999 | ≥ 2.0 MPa | 2.2 MPa |
| Chloride ion content: | EN 1015-17:2000 | ≤ 0.05 % | 0.01 % |
| Freeze thaw cycling: | EN 13687-1:2002 | ≥ 2.0 MPa | 2.0 MPa |
| Resistance to carbonation $d_k$ | EN 13295:2005 | $d_k$ ≤ ref concrete | Conforms |
| Elastic modulus in Compression | EN 13412 | ≥ 20 GPa | 46 GPa @ 28 days |
| Skid Resistance | EN 13036-4 | Class III > 55 | Class III |
| Fire rating | EN 1504-3 cl.5.5 | - | Class A1 Non-Combustible |
| Setting time | BS 4551 Pt14:1980 | - | Initial set: 3.5 hours<br>Final set: 5.0 hours |
| Working life: | - | - | @ 10°C 60min<br>@ 20°C 55min<br>@30°C 30min |
| Traffic time-<br>Pedestrian:<br>Vehicular: | - | - | @ 10°C<br>18 hours<br>36 hours<br>@ 20°C<br>12 hours<br>24 hours<br>@ 30°C<br>8 hours<br>16 hours |
| Chemical resistance | - | - | The low permeability of Paveroc severely retards chemical attack in aggressive environments. The cured mortar is impermeable to acid gases, waterborne chloride ions and oxygen. |
| Build Characteristics (hand applied)<br>Minimum thickness:<br>Maximum thickness:<br>Maximum bay area | <br>-<br>-<br>- | <br>-<br>-<br>- | <br>12 mm<br>100 mm<br>18 m² |

**Clarification of property values:** The typical properties given above are derived from laboratory testing. Results derived from field applied samples may vary.

## Application instructions

### Preparation

*Angle form the edges of the repair to provide a defined straight edge to a depth of at least 12mm, feather edging must be avoided.

Clean the surface and remove any dust, unsound or contaminated material, plaster, oil, paint, grease, corrosion deposits or algae. Where breaking out is not required, roughen the surface and remove any laitance by light scabbling or abrasive-blasting.

Oil and grease deposits should be removed by steam cleaning, detergent scrubbing or the use of a proprietary degreaser. The effectiveness of decontamination should then be assessed by a pull-off test.

Expose fully any corroded steel in the repair area and remove all loose scale and corrosion deposits. Steel should be cleaned to a bright condition paying particular attention to the back of exposed steel bars. Abrasive blasting, hydrodem equipment, powered mechanical scraping or other suitable means is recommended for this process.

Where corrosion has occurred due to the presence of chlorides, the steel should be high-pressure washed with clean water immediately after abrasive-blasting to remove corrosion products from pits and imperfections within its surface.

*(Refer to HSE information sheet CIS36 regarding control of exposure to construction dust, available at www.hse.gov.uk)

# Fosroc® Paveroc

### Reinforcing steel priming

Apply one full coat of Nitoprime Zincrich Plus and allow to dry before continuing. If any doubt exists about having achieved an unbroken coating, a second application should be made and, again, allowed to dry before continuing.

### Concrete Priming

Prime using Nitobond EP. Thoroughly stir the individual components to disperse any settlement. Add the entire contents of the hardener to the base container and mix thoroughly for at least 3 minutes until a uniform colour is obtained, taking particular care to scrape the sides and bottom of the container. It is recommended that mechanical mixing be employed, using a heavy duty, slow speed electric drill and suitable paddle (e.g. Fosroc Sealant Mixing Paddle).

The mixed product should be applied with a suitable stiff nylon- type brush and firmly scrubbed into the surface, ensuring an even coating. The Paveroc should be applied to Nitobond EP standard within 1½ hours at 20°C. See separate product data sheet for further details.

### Mixing

Care should be taken to ensure that Paveroc is thoroughly mixed. Free-fall mixers must not be used. Mixing of part bags should never be attempted.

Mixing in a suitably sized drum using an approved Renderoc Mixing Paddle (MR4) with a slow speed (400/500 rpm) heavy-duty drill is acceptable for a one-bag mix.

For multiple bag mixes, use a forced action pan mixer. Place 1.9 to 2.2 litres of drinking quality water per bag, into the mixer. With the machine in operation, add the required number of full bag of Paveroc and mix for a minimum of 3 minutes, scrape down, then mix for a further 2 minutes, until fully homogeneous.

The consistency may be adjusted by the addition of small amounts of water up to the maximum total water content of 2.2 litres per bag.

Note that the powder must always be added to the water.

### Mixing warning

As with other 'one pack' repair mortars, Paveroc may exhibit satisfactory handling characteristics even though inadequately mixed. This will result in a significantly lower level of performance or possible failure. It is therefore essential that mixing instructions are strictly adhered to with particular emphasis on the quantity of water used and the time of the mixing operation.

### Application

Exposed steel reinforcing bars should be firmly secured to prevent movement during application.

While the Nitobond EP is still tacky, apply the mixed Paveroc evenly by trowel and tamp in place with a wood float to ensure complete compaction. Thoroughly compact the mortar around any exposed steel reinforcement..

Paveroc can be applied up to 100 mm in a single application. Paveroc should be struck off to the correct level and finished with a steel trowel to a fully closed surface. A textured surface can be achieved with a suitable roller or brush. The finished surface should not be overworked.

### Build-up

Additional build-up can be achieved by application of multiple layers.

The surface of the intermediate layers should be comb scratch-keyed. A further application of Paveroc may proceed as soon as this layer has set.

Reprime with Nitobond EP and apply further Paveroc as described above.

### Low temperature working

In cold conditions down to 5°C, the use of warm mixing water (up to 30°C) is advisable to accelerate strength development. Normal precautions for winter working with cementitious materials should then be adopted. The material should not be applied when the substrate and/or air temperature is 5°C and falling. At 5°C static temperature or at 5°C and rising, the application may proceed.

### High temperature working

At ambient temperatures above 35°C, the material should be stored in the shade and cool water used for mixing.

### Curing

Paveroc is a cement-based repair mortar. In common with all cementitious materials, it must be cured immediately after finishing in accordance with good concrete practice. The use of Concure WB, sprayed on to the surface of the finished mortar in a continuous film, is recommended. A low pressure atomising sprayer is essential for applying the Concure WB.

Large areas should be cured as trowelling progresses (0.5 $m^2$ at a time) without waiting for completion of the entire area.

In fast drying conditions, supplementary curing with polythene sheeting taped down at the edges must be used. In cold conditions, the finished repair must be protected from freezing.

### Overcoating with protective decorative finishes

Paveroc is extremely durable and will provide an excellent hard wearing surface to the repaired locations. Surrounding floor areas may benefit from the application of an abrasion or chemical-resistant protective coating. For internal locations, Fosroc recommend the use of the Nitoflor FC range of protective coatings.

These products provide a decorative and uniform appearance as well as protecting areas of the floor which might otherwise be at risk. Nitoflor FC products may be applied over the repair area after prior removal of the curing membrane generally after 3 days. The local Fosroc office should be contacted for advice about external protective overlayments.

# Fosroc® Paveroc

## Cleaning

Paveroc should be removed from tools, equipment and mixers with clean water immediately after use. Cured material can only be removed mechanically.

Clean tools used with Nitoprime Zincrich Plus and Nitobond EP before curing, with Fosroc Solvent 102.

## Estimating

### Supply

| | |
|---|---|
| Paveroc: | 25 kg bags |
| Nitoprime Zincrich Plus: | 1.9 litre and 800 ml cans |
| Nitobond EP | 2.5 and 4.5 Kg packs |
| Concure WB | 20 and 200 litre drums |
| Fosroc Solvent 102: | 5 and 25 litre tins |

### Coverage and yield

| | |
|---|---|
| Paveroc: | Approximately 11.5 litres / 25 kg bag (approximately 0.9 m² at 12 mm thickness) |
| Nitoprime Zincrich Plus: | 8 m²/litre |
| Nitobond EP | Approximately 2 m² / kg |
| Concure WB | 5 m²/ litre |

Notes: the actual yield per bag of Paveroc will depend on the consistency used.

## Limitations

Where a rapid return to service is required when patching small areas (>4m2) of concrete pavements and floors, the use of Patchroc GP is suggested instead of Paveroc.

Paveroc should not be used when the temperature is below 5°C and falling. Do not mix part bags.

Paveroc should not be exposed to moving water during application. Exposure to heavy rainfall prior to the final set may result in surface scour.

If any doubts arise concerning temperature or substrate conditions, consult the local Fosroc office.

## Storage

The product has a shelf life of 12 months from the date of manufacture if kept in dry storage in the original, unopened bags. If stored at high temperatures and/or high humidity the shelf life may be reduced to less than 6 months.

## Precautions

### Health and safety

For further information refer to the appropriate Safety Data Sheets available at www.fosroc.com

### Fire

Paveroc is non-flammable.

Nitoprime Zincrich Plus and Fosroc Solvent 102: are flammable. Keep away from sources of ignition. No Smoking. In the event of fire, extinguish with CO2 or foam. Do not use a water jet.

### Flash points

| | |
|---|---|
| Nitoprime Zincrich Plus: | 41°C |
| Fosroc Solvent 102: | 33°C |

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FM 610 EMS 61113

# Fosroc® Renderoc FC

FOSROC constructive solutions

**Single component polymer modified cementitious fairing coat conforming to the requirements of BS EN 1504-3 Class R2**

## Uses

Renderoc FC is designed for application in thin layers to produce a fair-faced appearance to concrete surfaces or masonry surfaces in readiness to receive a protective/ decorative coating. Surface imperfections up to 3 mm in depth can be filled with the scrape-coat application. Voids of greater depth should be separately filled as a prior operation, again limiting the material thickness to 3 mm. Alternatively, consideration should be given to the use of Renderoc RP252 reprofiling and protection mortar. Where higher compressive strengths and low permeability characteristics are required, Renderoc RP 252 or Renderoc ST05 should be used.

Renderoc FC can also be used in association with other Renderoc mortars.

Renderoc FC is suitable for repair method 3.1 as defined by BS EN 1504-3.

## Advantages

- Compatibility with structural and non-structural concrete of compressive strength 20 - 45 MPa
- Polymer-modification provides extremely low permeability to water, carbon dioxide and chlorides
- Excellent bond to concrete
- Can be applied quickly and efficiently
- One component, pre-bagged to overcome site-batched variations
- Contains no chloride admixtures

## Description

Renderoc FC is designed for vertical and overhead use to infill honeycombing and voids up to 3 mm deep in the surface of concrete which is not trafficked and is subsequently coated.

Renderoc FC is supplied as a ready to use blend of dry powders requiring only the site addition of clean water to produce a highly consistent cementitious fairing mortar. The material is based on a blend of cements, graded aggregates, special fillers and chemical additives to provide a material with good handling characteristics, while minimising water demand.

The product exhibits excellent thermal compatibility with concrete and is fully compatible with other Renderoc mortars and Dekguard coatings.

## Specification Clause

The fairing coat shall be Renderoc FC, a one component polymer modified mortar for application thicknesses of between 0mm and 3mm, conforming to the requirements of BS EN 1504- 3 Class R2. It shall be capable of use without independent priming and curing systems and shall be

manufactured to produce a uniform, fair faced finish to concrete or masonry in preparation for application of a protective coating. The product shall be mixed, applied and cured in accordance with the manufacturer's written instructions to a correctly prepared substrate.

## Standards compliance

Renderoc FC complies with the class R2 according to BS EN 1504-3, repair method 3.1.

| CE<br>0370<br>09<br>0370–CPR–0845 | UK CA<br>0836<br>22<br>UK 0836–CPR–22/F6049 |
|---|---|
| **DOP: UK9-50** | |
| **Fosroc International Limited**<br>Drayton Manor Business Park, Coleshill Road, Tamworth, B78 3XN, UK | |
| **Renderoc FC** | |
| BS EN 1504-3: Structural and non-structural repair method 3 | |
| Compressive strength | Class R2: ≥ 15 MPa |
| Chloride ion content | ≤ 0.05% |
| Adhesive strength by pull-off test | ≥ 0.8 MPa |
| Thermal compatibility: freeze thaw thermal cycling with immersion | > 0.8 MPa |
| Reaction to fire | Class A2 s1 d0 |
| Dangerous substances | Complies with 5.4 |

# Fosroc® Renderoc FC

## Properties

The following results were obtained at a water : powder ratio of 0.27 and at a temperature of 20°C unless otherwise stated.

| Test Method | Standard | EN 1504 R2 Requirement | Test result |
|---|---|---|---|
| **Compressive strength** | EN 12190:1999 | ≥ 15 MPa | ≥ 15 MPa @ 28 days |
| **Bond strength by pull off** | EN 1542:1999 | ≥ 0.8 MPa | ≥0.8 MPa |
| **Chloride ion content** | EN 1015-17:2000 | ≤ 0.05 % | ≤ 0.05% |
| **Freeze thaw cycling** | EN 13687-1:2002 | ≥ 0.8 MPa | ≥0.8 MPa |
| **Fire rating** | EN 13501-1 | - | Class A2 s1 d0 Non-combustible |
| **Setting time** | BS 4551 Pt 14:1980 | - | Initial set: 50 - 120 minutes |
| **Fresh wet density** | - | - | 1600 - 1800 kg/m³ |
| **Chemical resistance** | - | - | The low permeability of Renderoc FC severely retards chemical attack in aggressive environments. The cured mortar is impermeable to acid gases, waterborne chloride ions and oxygen |
| **Build characteristics (hand applied)**<br>**Minimum thickness:**<br>**Maximum thickness** | - | - | <br>0 mm<br>Up to 3.0 mm |

**Clarification of property values:** The typical properties given above are derived from laboratory testing. Results derived from field applied samples may vary.

## Application instructions

### Preparation

* Clean the surface and remove any dust, unsound material, plaster, oil, paint, grease, corrosion deposits or algae. Roughen the surface to remove any laitance and expose the fine aggregate by light scabbling or grit-blasting.

Oil and grease deposits should be removed by steam cleaning, detergent scrubbing or the use of a proprietary degreaser. The effectiveness of decontamination should then be assessed by a pull-off test.

Renderoc repair mortars require no additional preparation prior to the application of Renderoc FC.

No independent priming system is required.

The cleaned areas should be blown clean with oil-free compressed air before continuing. All prepared areas should be saturated surface dry immediately before the application of Renderoc FC, i.e. they should be thoroughly saturated with clean water and any residual surface water removed. Under severe drying conditions repeated soaking may be necessary to ensure the substrate is still saturated at the time of application.

Care should be taken and the work scheduled to ensure the water does not run onto areas of recently applied Renderoc FC less than 12 hours old.

*(Refer to HSE information sheet CIS36 regarding control of exposure to construction dust, available at www.hse.gov.uk)

If Renderoc FC is to be used in conjunction with Protectosil CIT corrosion inhibitor, always apply Protectosil CIT prior to Renderoc FC. Allow Protectosil CIT to fully dry before proceeding with Renderoc FC application.

### Mixing

Care should be taken to ensure that Renderoc FC is thoroughly mixed. As with other 'one pack' repair mortars, Renderoc FC may exhibit satisfactory handling characteristics even though inadequately mixed. This will result in a significantly lower level of performance or possible failure. It is therefore essential that mixing Instructions are strictly adhered to with particular emphasis on the quantity of water used and the time of the mixing operation.

If mixing small quantities, use a balance to weigh out the required quantity of Renderoc FC. Water must be measured in a proportion between 0.26 and 0.28 of the weight of the powder. E.g. for 10kg powder, use between 2.6 and 2.8 litres of water.

Mix using a forced-action mixer or a in a suitably sized drum using a Renderoc Mixing Paddle (MR4) with a slow speed (400/500 rpm) heavy-duty drill. For larger volumes, place 6.5 - 7.0 litres of drinking quality water into the mixer and, with the machine in operation, add one full 25 kg bag of Renderoc FC and mix for a minimum of 3 minutes (maximum 5 minutes). Dependent on the ambient temperature and the desired consistency, the amount of water required may vary slightly but should not exceed 7.0 litres per 25 kg bag of Renderoc FC. Do not subsequently re-temper with extra water.

Note: that in all cases Renderoc FC powder must be added to water.

## Application

Apply the mixed Renderoc FC to the prepared substrate by steel trowel as a scrape coat of minimal thickness. It should be applied with the minimum of working and be allowed to partly set before finally trowelling to a smooth finish. If a very smooth finish is required, a small amount of water may be flicked on to the surface of the Renderoc FC with a paint brush prior to final trowelling.

Alternatively Renderoc FC may be finished using a damp (not wet) sponge.

Do not proceed with the application when rainfall is imminent unless in a sheltered or protected situation.

Note: the maximum applied thickness of Renderoc FC is 3 mm from the depths of the imperfections to the finished surface.

### Low temperature working

Normal precautions for winter working with cementitious materials should then be adopted. The material should not be applied when the substrate and/or air temperature is 5°C and falling. At 5°C static temperature or at 5°C and rising, the application may proceed.

### High temperature working

At ambient temperatures above 35°C, the material should be stored in the shade and cool water used for mixing.

### Curing

Renderoc FC does not require any form of curing in moderate ambient conditions, but under strong drying conditions (e.g. high winds) curing may be necessary. In this case Renderoc FC should be cured immediately after finishing in accordance with good concrete practice. The use of Nitobond AR, sprayed on to the surface of the finished Renderoc FC in a continuous film, is recommended. Large areas should be cured as trowelling progresses (0.5 m2 at a time) without waiting for completion of the entire area. In very fast drying conditions, supplementary curing with polythene sheeting taped down at the edges should be used.

In cold conditions, the finished repair must be protected from freezing.

### Overcoating with protective decorative finishes

Renderoc FC must be overcoated with the Dekguard range of coatings or suitable alternatives. The surrounding parts of the structure will benefit from the application of a barrier/decorative coating to limit the advance of chlorides and carbon dioxide, bringing them to the same protective standard as the repair itself. Fosroc recommend the use of the Dekguard range of protective, anti-carbonation coatings. These products provide a decorative and uniform appearance as well as protecting areas of the structure which might otherwise be at risk from the environment. Dekguard products may be applied over the repair area without prior removal of the Nitobond AR curing membrane. Other curing membranes must be removed prior to the application of Dekguard products.

### Cleaning

Renderoc FC should be removed from tools, equipment and mixers with clean water immediately after use. Cured material can only be removed mechanically.

## Estimating

| **Supply** | |
|---|---|
| Renderoc FC: | 25 kg bags |
| Nitobond AR: | 5 and 25 litre drums |

| **Coverage and yield** | |
|---|---|
| Renderoc FC: | Approx. 15.0 litres / 25 kg bag (5 m² at 3 mm thickness) |
| Nitobond AR: | 6 - 8 m²/ litre |

Notes: the actual yield per bag of Renderoc FC will depend on the consistency used.

## Limitations

Renderoc FC should not be used when the temperature is below 5°C and falling. Due to the lightweight nature of Renderoc FC, the product should not be used in areas subjected to traffic (in these circumstances, Renderoc ST 05 should be considered).

Renderoc FC should not be exposed to moving water during application. Exposure to heavy rainfall prior to the final set may result in surface scour.

If any doubts arise concerning temperature or substrate conditions, consult the local Fosroc office.

# Fosroc® Renderoc FC

## Storage

The product has a shelf life of 12 months from the date of manufacture if kept in dry storage in the original, unopened bags. If stored at high temperatures and/or high humidity the shelf life may be reduced to less than 6 months.

Nitobond AR should be protected from frost.

## Precautions

### Health and safety

For further information refer to the appropriate Safety Data Sheets available at www.fosroc.com.

### Fire

Renderoc FC is non-flammable.

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FM 610 EMS 61113

# Fosroc® Nitobond AR and Nitobond HAR

FOSROC constructive solutions

1
CI/SfB:
December 2009

## Polymer emulsion bonding agents

### Uses

Nitobond AR and Nitobond HAR are recommended primers for the Renderoc cementitious repair systems.

Nitobond AR is also recommended as a curing membrane for Renderoc repairs. It may also be used as an economical dust proofer for non-trafficked cementitious surfaces

### Advantages

| | |
|---|---|
| ■ Single component | No site mixing |
| ■ Easy to use | Ready to use straight from the container |
| ■ High bond strength | Excellent bond strength between Renderoc systems and concrete |
| ■ Cost effective | Economical in use |
| ■ Curing aid | Can be used as curing membrane for Renderoc systems |

### Description

Nitobond AR and Nitobond HAR are single component polymer emulsion systems designed as bonding agents and curing membranes for Renderoc repair products. They may also be used as concrete surface sealers in non-traffic areas

### Application instructions

#### Preparation

All surfaces should be clean and free from dust and contamination.

#### Application

Nitobond AR and Nitobond HAR are supplied ready for use when used as bonding primers or curing membranes. When used as a surface sealer Nitobond AR should be diluted 1:1 with water for the first coat and as supplied for the second coat. Application should be by spray, brush or medium pile roller. Care should be taken to ensure complete and thorough wetting of the surface.

#### Cleaning

Wash all equipment with clean water immediately after use.

### Estimating

#### Supply

| | |
|---|---|
| Nitobond AR | 1 litre and 5 litre bottles, 25 litre drums |
| Nitobond HAR | 5 litre bottles, 25 litre drums |

#### Coverage and yield

| | |
|---|---|
| As Primer | |
| Nitobond AR & Nitobond HAR | 4-6m²/litre |
| As Curing Membrane | |
| Nitobond AR | 6-8m²/litre |
| As Surface Sealer | |
| Nitobond AR | 6-10m²/litre |

### Limitations

Do not use Nitobond AR or Nitobond HAR when the temperature is below 5°C and falling.

### Storage

Store in dry conditions at 5°-25°C. Shelf life is 12 months if stored in dry conditions. Protect from frost.

### Precautions

#### Health and safety

For further information refer to appropriate Product Safety Data Sheet.

#### Fire

Nitobond AR and Nitobond HAR are non-flammable

Fosroc and Nitobond are trademarks
Fosroc International Limited

Important note
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Certificate number FM 61

# Fosroc® Nitoprime Zincrich Plus

FOSROC constructive solutions

## Single component zinc primer for use with Renderoc repair system

### Uses

Nitoprime Zincrich Plus is the recommended anti-corrosion primer for exposed steel reinforcement for use with Fosroc concrete repair mortars.

It is fully compatible with all Renderoc mortars and fluid micro-concretes.

### Advantages

- 'Active' zinc-rich system combats corrosion by electro-chemical means
- Formulated for use with Renderoc repair products
- Single component product — easy to use with no restrictive pot-life
- Economical - single component ensures almost no waste

### Description

Nitoprime Zincrich Plus is supplied as a single component grey-coloured liquid based on metallic zinc.

### Specification clause

The exposed steel surfaces shall be prepared to a minimum of ST3 standard prior to application of Nitoprime Zincrich Plus, a single-component zinc-rich coating compliant with BS EN 1504-7. An unbroken 40 microns thick coating shall be applied in one or two applications as required to provide 'active' galvanic protection in accordance with the manufacturer's written instructions. It shall have a suitable viscosity to enable the coating to penetrate imperfections and pits within the surface of corrosion-damaged steel bars. The formulation shall be such that it allows the application of the repair mortar to proceed as soon as the coating is touch dry (generally after 1 hour at 20°C.) It shall be fully compatible with the Fosroc system of concrete repair products.

### Standards compliance

Nitoprime Zincrich Plus complies with LU Standard 1-085 'Fire Safety Performance of Materials'.

BS EN 1504-7: Reinforcement corrosion protection method 11.1

### Properties

| Test method | Typical result |
|---|---|
| Specific gravity: | 2.5 |
| Recommended thickness per coat: | 40 microns (dry) |
| Application thickness per coat: | 100 microns (wet) |
| Drying times — | @ 20°C |
| Touch dry: | 1 hours |
| Fully dry/recoatable: | 2 hours |

Note: at temperatures below 20°C, the drying times will be slower.

| CE 0370 09 0370-CPR-0845 | UK CA 0836 22 UK0836-CPR-21/F510 |
|---|---|
| DOP: UK9-48 | |
| Fosroc International Limited<br>Drayton Manor Business Park, Coleshill Road, Tamworth, B78 3XN, UK | |
| Nitoprime Zincrich Plus | |
| BS EN 1504-7: Reinforcement corrosion protection method 11.1 | |
| Corrosion protection | Pass |
| Dangerous substances | Conforms to 5.3 |

### Application instructions

#### Preparation

Expose fully any corroded steel in the repair area and remove all loose scale and corrosion deposits. Steel should be cleaned to a minimum of ST3 standard, paying particular attention to the back of exposed steel bars. This should be achieved by suitable mechanical means, e.g. powered wire-brushing, high pressure jetting or alternative equivalent.

Where corrosion has occurred due to the presence of chlorides, the steel should be high-pressure washed with clean water immediately after preparation to remove corrosion products from pits and imperfections within its surface.

### Application

The application of Nitoprime Zincrich Plus must take place as soon as possible to a dry steel surface after completion of the preparation work but always within 3 hours. The material should be stirred thoroughly before use in order to redisperse any settlement.

Apply one full and unbroken coat of Nitoprime Zincrich Plus by suitable brush, making sure that the back of exposed

steel reinforcing bars are properly coated. A small brush is generally more suitable for this purpose. Allow to dry fully before continuing. If any doubt exists about having achieved an unbroken coating, a second application should be made as soon as the first coat is fully dry (generally after 2 hours).

The application of concrete repair materials may proceed as soon as the Nitoprime Zincrich Plus is touch dry (generally 1 hour — see Properties).

The primed surfaces should not be left exposed to the elements for longer than necessary before overcoating or application of the repair material. Nitoprime Zincrich Plus will, however, protect steel under clean interior exposure conditions for a period of several months. In non-aggressive exterior environments, a maximum interval of 14 days will be tolerated but in industrial and/or marine environments this interval should be reduced to the practical minimum. If the 14 days in an external environment has been exceeded, inspect the coating for signs of damage, remove any dust by vacuuming or utilising oil free compressed air. If damage is detected, remove the affected areas and re-apply Nitoprime Zincrich Plus, lapping onto adjacent areas by a minimum of 20mm.

### Low temperature working

The minimum application temperature is 5°C. The material should not be applied when the substrate and/or air temperature is 5°C and falling, or is less than 3°C above the dew point. At 5°C static temperature or at 5°C and rising, the application may proceed.

### Cleaning

Nitoprime Zincrich Plus should be removed from tools, equipment and mixers with Fosroc Solvent 102 immediately after use.

## Estimating

### Supply

| | |
|---|---|
| Nitoprime Zincrich Plus: | 1.9 litre and 800ml cans |
| Fosroc Solvent 102 : | 5 and 25 litre tins |

### Coverage

| | |
|---|---|
| Nitoprime Zincrich Plus: | 8 m² / litre |

Note: this coverage figure is theoretical — due to wastage factors and the variety and nature of possible steel substrates, practical coverage figures will be reduced.

## Limitations

Nitoprime Zincrich Plus should not be applied when the temperature is below 5°C or is 5°C and falling. If any doubts arise concerning temperature or application conditions, consult the local Fosroc office.

## Storage

Store in dry conditions in the original containers. Nitoprime Zincrich Plus and Fosroc Solvent 102 have a shelf life of 12 months if kept in a dry store in the original, unopened containers.

If stored at high temperatures and/or high humidity conditions the shelf life may be reduced.

## Precautions

### Health and safety

For further information refer to the appropriate Product Safety Data Sheet

### Fire

Nitoprime Zincrich Plus and Fosroc Solvent 102 are flammable. Keep away from sources of ignition. No smoking. In the event of fire, extinguish with $CO_2$ or foam. Do not use a water jet.

### Flash points

| | |
|---|---|
| Nitoprime Zincrich Plus: | 41°C |
| Fosroc Solvent 102: | 33°C |

For further information, refer to the Product Material Safety Data Sheet.

## Additional information

Nitoprime Zincrich Plus is the approved reinforcing steel primer for use with the Renderoc, Patchroc, Paveroc and Nitomortar systems of concrete repair.


Important note

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FM 610 EMS 61113

# Fosroc® Nitobond AR

constructive solutions

## Polymer emulsion bonding agents

### Uses

Nitobond AR is recommended as a curing membrane for Renderoc repair mortars. It may also be used as an economical dust proofer and surface sealer for non-trafficke cementitious surfaces.

### Advantages

| | |
|---|---|
| ■ Single component | No site mixing |
| ■ Easy to use | Ready to use straight from the container |
| ■ Cost effectiv | Economical in use |
| ■ Curing aid | Nitobond AR can be used as a curing membrane for Renderoc systems |

### Description

Nitobond AR is a single component polymer emulsion designed for use as a curing membrane with Fosroc Renderoc repair products. Nitobond AR can be used as a curing membrane and also a concrete surface sealer in non-traffic areas

### Specification clauses

**Curing Membrane:** All repair areas shall be correctly cured by the application of Nitobond AR immediately after application of the repair mortar or removal of the formwork as applicable. Large areas (0.5 m² at a time) shall be cured as trowelling progresses without waiting for completion of the whole area. In fast drying conditions, supplementary curing with polythene sheeting taped down at the edges must be used. In cold conditions, the finished repair must be protected from freezing.

**Surface Sealer:** The designated surfaces shall be sealed with a two coat application of Nitobond AR. The first coat shall be diluted 1:1 by volume with water and the second as supplied. The product application shall be in accordance with the manufacturer's written instructions to a correctly prepared surface.

### Application instructions

#### Preparation

All surfaces should be clean and free from dust and contamination.

#### Application

Nitobond AR is supplied ready for use when used as a bonding primer or curing membrane. When used as a dust-proofer / surface sealer Nitobond AR should be diluted 1:1 with water for the first coat and as supplied for the second coat. Application should be by spray, brush or medium pile roller. Care should be taken to ensure complete and thorough wetting of the surface.

#### Cleaning

Wash all equipment with clean water immediately after use.

### Estimating

#### Supply

| | |
|---|---|
| Nitobond AR | 5 litre bottles |

#### Coverage and yield

| | |
|---|---|
| As Curing Membrane | |
| Nitobond AR | 6-8m²/litre |
| As Surface Sealer | |
| 1st coat | 6 – 10m²/litre (of mixed 1:1 dilution with water) |
| 2nd coat | 6 - 10m²/litre (used as supplied) |

### Limitations

Do not use Nitobond AR when the temperature is below 3°C and falling.

### Storage

Store in dry conditions at 5°-25°C. Shelf life is 12 months if stored in dry conditions. Protect from frost.

### Precautions

#### Health and safety

For further information refer to appropriate Product Safety Data Sheet.

#### Fire

Nitobond AR is non-flammable

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FM 610 EMS 61113

GRACE

# Vertiseal®

## Two-part, cold applied, gun grade polysulphide sealant for sealing vertical movement joints in buildings, and civil engineering structures.

### Applications

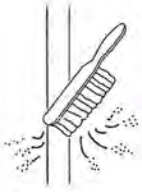
Sealing movement and construction joints in vertical faces of:

- Reinforced concrete structures
- Masonry walls
- Building facades
- Sewage treatment works
- Sea defence works.

### Installation

**Joint Protection**

- Prepare surfaces as mentioned overleaf.
- Apply masking tape and bond breaker tape where required, before priming.



**Priming**

- Use correct Primer. Do not prime below 5°C.
- Apply single coat of Primer using a paint brush, working the Primer well into the surface and ensuring complete coverage. Brush out well to avoid a thick coating.
- Apply sealant after one hour but within 24 hours. Refer to instructions on Primer tins.

**Mixing**

- Mix and use immediately one complete unit at a time.
- Mix for 5-10 minutes at 500 rpm with a helical mixing paddle paddle through the mass of material until completely streak free.
- Periodically scrape down sides and base of container with a palette knife to ensure all of the curing agent is blended thoroughly with the base compound.

**Loading the Solid Barrel Gun**

- Position follower Plate (1) over mixed sealant using a paper barrier (2) if required.
- Position barrel of gun (3) over Follower Plate.
- Place one hand over the handle of the gun so that the catch (4) is released, force downwards, while withdrawing the plunger (5) to draw sealant into the gun.
- Finally, screw the nozzle onto the gun and cut to size.

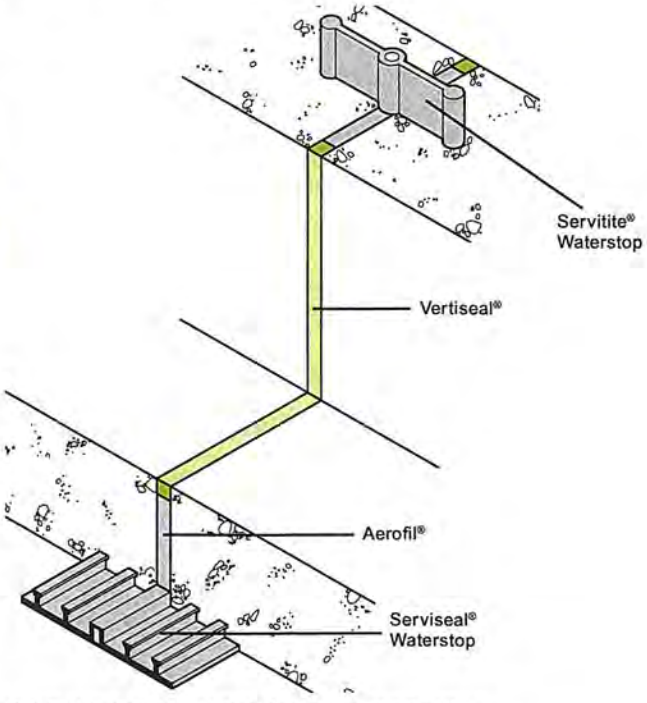
### Application

**Do not use below +5°C**

- Gun sealant into joints using an even trigger pressure.
- Clean nozzle occasionally to avoid contamination.
- Use a wet spatula to compact the sealant into the joint and to obtain a smooth polished finish.
- Remove any masking tape immediately after applying Vertiseal.

Polymer sealants can swell when immersed in water and should be recessed below the surface to permit this increase in volume.

**Allow 7 days curing at +7°C and above before immersion in any liquid for Vertiseal. It may be necessary to provide drainage in the storage tanks during this time to prevent immersion.**




*Details shown are typical illustrations only and not working drawings. For assistance with working drawings and additional technical advice please contact Grace Technical Services*

### Advantages

- **Easily mixed** - reactor-in-base aids uniform dispersal during mixing.
- **Durable** - resistant to environmental pollution, weathering and immersion.
- **Flexible** - capable of accommodating shear and transverse movement.
- **Excellent adhesion** - bonds to most common building substrates with appropriate primer.
- **Non-slumping** - can be used in wide joints up to 40 mm wide.
- **Low gunning force** - easy to apply.

BSI REGISTERED

NBS Plus

## Supply

| | |
|---|---|
| **Vertiseal®** | 2.55 litre mixed volume. (4 x 2.5 kg units per carton) |
| Storage | Store in original containers in dry conditions between +5°C and +25°C. |
| Shelf life | 12 months |

**Coverage** (for estimating purposes only. No allowance for wastage, etc.)
**The number of units can be calculated by using the formula**

$$\frac{\text{cross section of joint (mm}^2\text{) x length (m)}}{\text{Volume of unit (ml)}} = \text{no. of units of Vertiseal required}$$

| | |
|---|---|
| **Ancillary Products** | |
| Primer PS | 1 litre can. Approx coverage 10m² |
| Filler Boards | Aerofil® in various thicknesses |
| **Equipment by Grace** | |
| Follower Plate | Unit |
| Solid Barrel Gun | Unit |
| Plastic Nozzle | Unit |
| Mixing Paddle | Unit |

**Equipment and Materials by Others:** Wire brush, heavy duty 500 r.p.m electric drill, helical mixing paddle, non porous surface primer, palette knife, masking tape, bond breaker tape, tool cleaner, paint brush for priming

## Performance

| Property | Values |
|---|---|
| Pot life at 23°C | 60 minutes |
| Shore A Hardness | 10 - 20 |
| Operating Temperatures | -30°C to +70°C |
| Installation Temperature | +5°C to +50°C |
| Specification Compliance | BS 4254: 1983, except working life. |
| Movement accommodation factor<br>transverse<br>shear<br>Based on a joint width to depth ratio of 1.5:1. | 25%<br>+/- 12.5%<br>+/- 50% |

All declared values shown in this data sheet are based on test results determined under laboratory conditions and with the product sample taken directly from stock in its original packing without any alteration or modification of its component parts.

| Surface | Treatment |
|---|---|
| Concrete & Masonry | Surfaces must be clean and dry. Wire brush thoroughly and remove dust and all contaminants. Prime with **Primer PS.** |
| Metals | Remove any corrosion or millscale by grit or shot blasting, wire brush, grinder or chemical remover. Degrease the surfaces with clean cloths and oil free cleansing solvent. Prime with a non-porous surface primer* (contact Grace for advice). |
| Glass and Glazed Materials | Thoroughly clean the surfaces with clean cloths and oil free cleansing agent. Prime with a non-porous surface primer*. |
| Coated Surfaces | Where feasible, coatings should be removed and the surfaces treated and primed as above. |

* Primer is only required where surface is permanently submerged or inundated for long periods of time.

## Health and Safety

For Vertiseal and Primer PS read the product label and Material Safety Data Sheet (MSDS) before use. Users must comply with all risk and safety phrases. MSDS's can be obtained from Grace Construction Products or from our web site at www.graceconstruction.com.

There is no legal requirement for a Material Safety Data Sheet for Follower Plate, Solid Barrel Gun, Plastic Nozzle or Filler Boards. For health and safety questions on this products please contact Grace Construction Products Limited.

## NBS Specification Clause

Refer to Clause E40 530.

## www.graceconstruction.com

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GRACE

PRODUCT DATA SHEET

# Everbuild Tecnic® Silicone 825

A low modulus, neutral cure silicone sealant

## PRODUCT DESCRIPTION

Everbuild Tecnic® Silicone 825 is a low modulus, neutral cure, alcoxy, odourless silicone sealant that adheres to a wide range of both porous and non porous surfaces without the need for priming.

## USES

- Perimeter pointing internally and externally around PVCu /wood and powder coated aluminium.
- Sealing and as an adhesive onto PVCu, plastic trims and components. Sealing soft metals such as lead, copper and zinc. Weather sealing and joint sealing to pre-formed panels and curtain walling, glazing sealing and draught proofing. Glass to glass and glass to aluminium sealing. Parapet and roof weather sealing applications.
- Ideal for precast concrete and masonry products, including brick, natural stone and terracotta
- Suitable as an expansion joint sealant.
- Bedding and sealing of Insulated Glass units.

## CHARACTERISTICS / ADVANTAGES

- Excellent tooling and slow skinning properties for large scale construction and glazing applications.
- Excellent adhesion - adheres to most common surfaces including glass, metals, plastics and wood (painted or unpainted), uPVC and polycarbonate.
- Excellent external weathering properties (over many years exposure).
- High viscosity non slump formula.
- Resistant to fumed Hydrogen Peroxide and fumed Formaldehyde once fully cured.

| | |
|---|---|
| **Shrinkage ISO10563** | <5 % |
| **Tensile Modulus at 100% Elongation ISO 8339 23°C** | 0.25—0.3 MPa |
| **Tensile Adhesion Strength at Break** | 0.5 MPa |
| **Compressive Modulus 100% ISO 11432** | 0.35 MPa |
| **Movement Factors** | Maximum Compression 35 % Maximum Elongation 100 % (for a 20 mm wide joint min 13 mm max 40 mm) |

## APPROVALS / STANDARDS

- Certified to ISO11600 F25LM and G25LM.
- CE marked under EN15651 for cold climate, façade, glazing and sanitary applications.
- ASTM C719 Class 35

## PRODUCT INFORMATION

| | |
|---|---|
| **Chemical Base** | Alcoxy silicone |
| **Packaging** | 380 ml cartridge<br>600 ml foil pack |
| **Shelf Life** | 12 months from date of manufacture. |
| **Storage Conditions** | Store in original unopened containers between +5 °C and +25 °C. Storage outside these parameters may dramatically reduce shelf life. |
| **Colour** | White, Black, Mid Grey, Dark Grey, Brick Red, Brown, Buff, Beige, Anthracite, Dark Anthracite RAL 7016, Magnolia, Portland Stone, Limestone White |
| **Density** | Colours: 1.33 - 1.37 g/cm³ |
| **Shore A Hardness** | 22-32 |
| **Elongation at break** | >200 % (ISO 8339, +23 °C) |
| **Movement Capability** | (ASTM C719) ±35 % (ISO11600) ±25 % |
| **Elastic Recovery** | >70 % (ISO 7389) |
| **Service Temperature** | -50 °C to + 150 °C |
| **Joint Design** | Maximum joint width 50 mm, max depth 50 % of joint width<br>Joint widths are calculated as in BS6213:<br>Width=(M x 100)/F + M<br>Where M = movement and F = movement accommodation Factor<br>For maximum movement accommodation, it is recommended that:<br>1. The sealant joint depth should be no less than 5 mm.<br>2. Joint depth should be 5 mm for joints up to 10 mm wide.<br>3. Joints above 10 mm in width should be half the width in depth up to 20 mm and minimum 10 mm for wider joints.<br>Joint depth may be adjusted to the correct size using EVERBUILD JOINT BACKER ROD. |
| **Yield** | 3 linear metres 9 x 9 mm fillet joint (380 ml cartridge) |
| **Ambient Air Temperature** | +5 °C to +40 °C |
| **Curing Time** | mm/1 day approx 2<br>mm/3 days approx 6<br>mm/7 days approx 9 |
| **Skin Time** | 30-45 minutes |

## VALUE BASE

All technical data stated in this Data Sheet are based on laboratory tests. Actual measured data may vary due to circumstances beyond our control.

## LIMITATIONS

- Do not use in conjunction with bitumen asphalt, neoprene and certain organic elastomers.
- Do not use in the manufacture of aquariums.
- Do not use on substrates that bleed oil, solvents or plasticisers.
- Non overpaintable.
- Not recommended for use as a mirror adhesive.
- Do not use on food grade applications – Use Silicone 565 Clean Room Silicone.
- Do not use to produce swimming pool joints.
- Can yellow if exposed to bleach or HCl based brick cleaners whilst curing.

## ECOLOGY, HEALTH AND SAFETY

Consult MSDS for full list of hazards.

## APPLICATION INSTRUCTIONS

### PRIMER

Everbuild Tecnic® Silicone 825 does not require a primer on most common surfaces, although adhesion tests are recommended prior to full scale application. If the joint is likely to be immersed or if adhesion is poor (especially on porous surfaces) use SIKAFLEX® PRIMER 3N. To improve adhesion (if required) to non-porous surfaces, prime with Sika® Aktivator 205.

### SUBSTRATE PREPARATION

Surfaces must be clean, dry and free from dust, grease and other contaminants. Remove dust with compressed air. Degrease by using a solvent soaked pad, following by wiping with a clean cloth. Following cleaning procedure and materials are recommended:

| | |
|---|---|
| Glass | Degrease with alcohol or MEK |
| Aluminium, light alloys and stainless steel | Degrease with alcohol or MEK |
| Other Metals | Lightly abrade then degrease as above |
| Wood | Lightly abrade surface then remove dust |
| Plastics | Degrease using an agent recommended by plastics manufacturer |
| Concrete and other alkaline surfaces | Brush and remove dust |
| Polyester Powder Coated Aluminium (PPCA) | Sika® Cleaner P and Sika® Aktivator-205 |

### APPLICATION METHOD / TOOLS

We recommend following Sika® Method Statement; Facade Joint Sealing for good working practice

### CLEANING OF TOOLS

Uncured sealant - white spirit. Cured sealant - mechanically

## LOCAL RESTRICTIONS

Note that as a result of specific local regulations the declared data and recommended uses for this product may vary from country to country. Consult the local Product Data Sheet for exact product data and uses.

## LEGAL NOTES

The information, and, in particular, the recommendations relating to the application and end-use of Sika products, are given in good faith based on Sika's current knowledge and experience of the products when properly stored, handled and applied under normal conditions in accordance with Sika's recommendations. In practice, the differences in materials, substrates and actual site conditions are such that no warranty in respect of merchantability or of fitness for a particular purpose, nor any liability arising out of any legal relationship whatsoever, can be inferred either from this information, or from any written recommendations, or from any other advice offered. The user of the product must test the product's suitability for the intended application and purpose. Sika reserves the right to change the properties of its products. The proprietary rights of third parties must be observed. All orders are accepted subject to our current terms of sale and delivery. Users must always refer to the most recent issue of the local Product Data Sheet for the product concerned, copies of which will be supplied on request.

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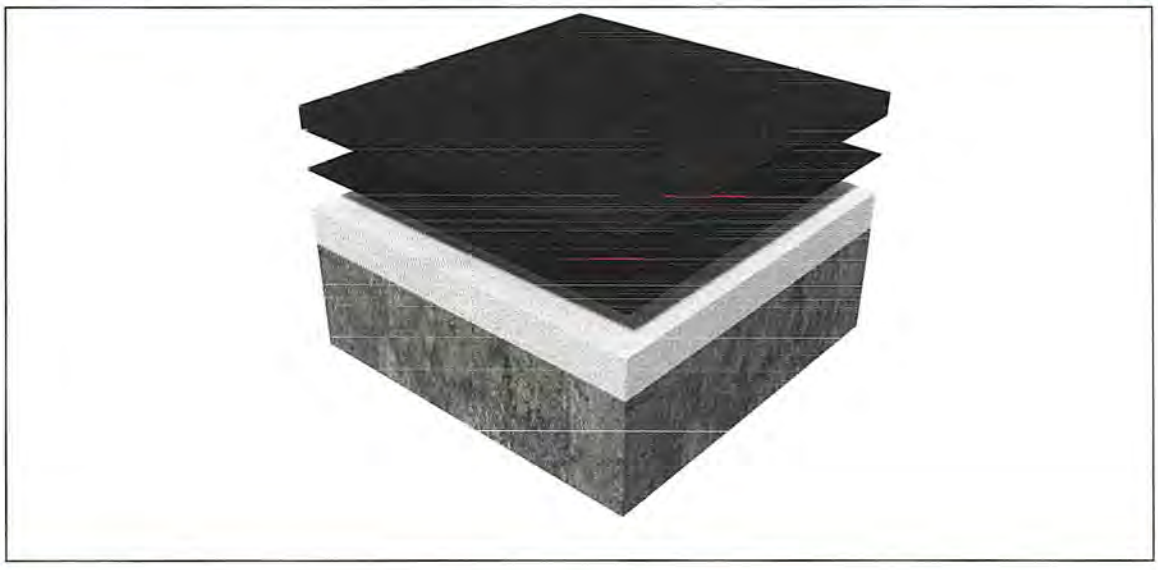
# APPENDIX C

IKO WATERPROOFING DETAILS

V2.2

# IKO Permaphalt Polymer Modified Mastic Asphalt Specification Proposal



## Project Name: Brighton County Court – Rear car park

Address:

William St,
Brighton
BN2 0RF

**IKO Specification Reference Number:**

SF O-0058531 Revision 1

**Project Size:** Circa 300 $m^2$

**On behalf of**: Cathy Haines, COH 2B Chanctonfold, Horsham Road, Steyning, West Sussex BN44 3AA

**Date of issue**: 18/10/2024

This proposal specification is based on information available at the time of issue and is valid for a period of 12 months. Contact should be made with IKO Technical Services Department once more specific details become available and prior to the commencement of the works.

# IKO SPECIFICATION - CONTENTS

**CONTENTS**

**IKO Contacts**
- IKO Area Business Manager
- IKO Technical Department

**IKO project information**
- IKO System Criteria
- IKO Specification Summary
- Preliminary Notes

**IKO Specification Proposal**
- IKO Materials
- Preparation of Substrates
- Installation of IKO Waterproofing System
- Completion of the works

**Additional Notes**
- Client and Contractor notes

**Appendixes**
- Schedule of specification issue

# IKO PROJECT CONTACTS

James Eden - IKO Mastic Asphalt - Area Business Manager

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Grangemill
Matlock
DE44BW

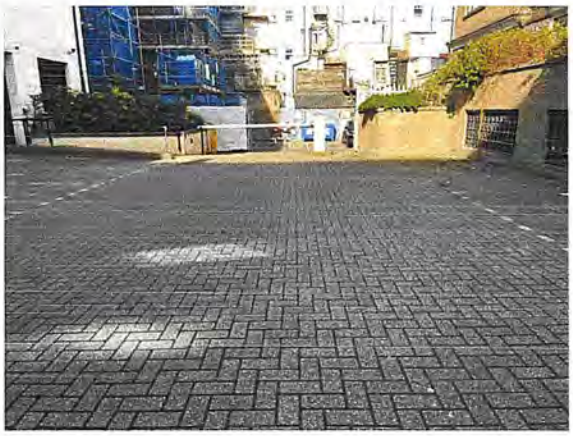
**Tel:01257256888**

**Email: gmtechnical@iko.com**

A list of Registered Installers of the **IKO Permaphalt** system is held by your local IKO Business Manager

# OBSERVATIONS

Overview of the area: Bock paving over existing failed waterproofing.



Chases to be cut into brick/concrete for suitable asphalt upstand details.

Typical example of existing internal outlet.

Existing low door threshold, unless raised to accommodate suitable height upstand, detail will remain the same

Example of existing planters, the waterproofing within the planters must be intact to ensure asphalt detail on the outside is not affected from moisture seeping out of brickwork, causing the new asphalt detail to blister.

Block paving meets top of concrete steps, detail needs to be looked at when block paving is removed.

Asphalt to turn down edge of concrete slab to suitable terminate waterproofing.

# IKO SYSTEM CRITERIA

**WATERPROOFING**

**IKO Permaphalt** is a specially formulated polymer modified mastic asphalt roofing system.

The waterproofing system specified meets the minimum performance criteria as listed below:

- **Independent approval:** BBA certificate number 89/2289
- **Durability statement:** The system will have a life expectancy more than that of conventional grades of mastic asphalt used in roofing situations. With proper maintenance and repair, IKO Permaphalt will perform satisfactorily for a period of at least 25 years.
- **Fire performance:**
  - Contact Technical Services
- **Manufactured:** all components manufactured within the UK
- **Installation: IKO Permaphalt System**
- **System components:** should be sourced through IKO including:
- IKO Black Sheathing Felt
- IKO High-bond Primer
- **Registered Contractor:** Installing contractor must be IKO Registered to install **IKO Permaphalt**

**GUARANTEE**

An IKO guarantee is available on this project and includes the following and is subject to:

**Inspection and Sign Off:** An IKO Technical Engineer may at the discretion of the IKO Technical Services department visit site to monitor the workmanship and correct use of the IKO materials and carry out a final site inspection of the installation.

**Guarantee 20 year: Materials and Workmanship** covering:

- IKO Waterproofing material failure
- Workmanship underwritten by the installing contractor

# IKO SPECIFICATION PROPOSAL - SUMMARY

Note: This table provides an outline summary of the proposed specification for this project. It is not intended to be fully comprehensive and must be read in conjunction with the full specification proposal.

| | |
|---|---|
| **ROOF AREA NAME** | **Rear Car Park Deck Over Basement Car Park** |
| **IKO SYSTEM COMPONENTS** | **IKO Permaphalt system components and requirements** |
| **Enabling Works** | Existing waterproofing to be removed, and the existing backgrounds made good. |
| **Substrate** | Concrete/Screeded Deck laid to achieve a minimum 1 in 80 falls. |
| **Substrate Preparation (where required)** | Clean and dry |
| **Priming to Details** | **IKOPRO High Bond Primer** to Upstands, Slopes & Details |
| **Separating Layer** | **IKO Glass Fibre Tissue** |
| **Waterproofing/Surfacing Layers** | Flat - **IKO Permaphalt Roofing -** Nominal 20mm thick in 2 coats over loose laid separating layer. The surface of the final coat to be sand rubbed. IKO Protectoboard – Then block paving installed by others. |
| **Detailing** | **IKO Permaphalt Roofing -**Two-coat 13mm, over brick/concrete details primed with **IKOPRO High Bond Primer** (less than 300mm high)<br>**IKO Permaphalt Roofing -** Three-coat 20mm, over brick/concrete details primed with **IKOPRO High Bond Primer** (over 300mm high)<br>**IKO Permaphalt Roofing** - Collars to metal pipes.<br>**IKO Permaphalt Roofing-** Dress down into the throats of primed internal rainwater outlets. |

| | |
|---|---|
| **ROOF AREA NAME** | **Rear Car Park - Planters** |
| **IKO SYSTEM COMPONENTS** | **IKO Permaphalt system components and requirements** |
| **Enabling Works** | Existing waterproofing to be removed, and the existing backgrounds made good. |
| **Substrate** | Concrete/Screeded |
| **Substrate Preparation (where required)** | Clean and dry |
| **Priming to Details** | **IKOPRO High Bond Primer** to Upstands & Details |
| **Separating Layer** | **IKO Glass Fibre Tissue** |
| **Waterproofing/Surfacing Layers** | Flat - **IKO Permaphalt Roofing -** Nominal 30mm thick in 3 coats over loose laid separating layer. The surface of the final coat to be sand rubbed. IKO Protectoboard – prior to back filling with soil |
| **Detailing** | **IKO Permaphalt Roofing -** Three-coat 20mm, over brick/concrete details primed with **IKOPRO High Bond Primer**<br>**IKO Permaphalt Roofing-** Dress to outlet/overflow if present.<br>IKO Protectoboard turned up upstand – prior to back filling with soil |

# PRELIMINARY NOTES

**All reasonable care has been exercised in the undertaking of this specification to make it as comprehensive as possible. However, it is not uncommon for situations on site to arise that may not have been immediately apparent and/or have been unforeseen during any survey. Such situations should normally be covered by way of a contract contingency sum allowance to provide protection to all contract parties against what may be termed a risk item. In the event such a 'risk' occurs on this project, it should be treated as a contract variation and be valued in accordance with the stipulated contract terms.**

**Installation**

- All works must be undertaken in accordance with the IKO Specification, current Building Regulations, British Standards Code of Practice to provide a sound and secure, free draining and completely watertight waterproofing system. These include, but are not limited to:
  - BS 6229 - Flat roofs with continuously supported coverings.
  - BS 5250 - Code of practice for control of condensation in buildings.
  - BS EN 12056-3 - Gravity drainage systems inside buildings. Roof drainage, layout and calculation.

**Substrates**

- Substrates to receive IKO Permaphalt Roofing should be in accordance with BS6229.2018
- The falls need to be a minimum of 1 in 80 to ensure good drainage to outlets.

**Drainage**

- Drainage must be secure, free draining and weathertight at all times.
- Protect outlets and apertures from ingress of debris and remove protection to outlets during non-operating periods.
- Ensure rainwater outlets are adequately sealed and connected to the pipework.
- All rainwater outlets and drainage should be checked upon completion of the works to ensure that they are free flowing.

**Construction and weight loading**

- Any retained components from the existing structure must be sound and capable of accepting the imposed loading of the new waterproofing system and associated installation procedures. This should be confirmed by a suitably qualified person or structural engineer.

**Upstands, sills and thresholds**

- All waterproofing to upstands, sills and thresholds must achieve a minimum height of 150mm above the finished vehicle deck level.
- Attention should be paid to window sills and door thresholds, brick and rendered upstands, cladding and tile abutments, plant and roof-light kerbs, pipes, retained fixed guardrails etc.
- IKO cannot take responsibility for water ingress over waterproofing details below the minimum height. See BS 6229.2018 for information on minimum height requirements.

**DPCs and cavity trays**

- All DPC/cavity trays must be a minimum 150mm above the finished roof level and above the termination of the waterproofing detailing.

**Site storage**

- **IKO Black sheathing Felt** must be stored under cover away from direct sunlight.
- Adhesives and liquid products must be stored between 5 and 30°C and out of direct sunlight. Application performance will be improved if stored above 10°C before use.

**Temporary weathering**

- Day/night joints must be applied to all relevant details where the insulation/waterproofing integrity may be compromised due to the progress of the works or inclement weather.

**Weather conditions**

- Do not undertake the works in poor weather conditions.
- Works in severe or continuously wet weather conditions should be suspended unless an effective temporary roof is provided over the working area.
- Progress of the works is to be organised to maintain the waterproofing integrity of the new system.

**Waterproofing protection**

- No solvents or other chemicals which could damage the waterproofing should be allowed to come into contact with the waterproofing system.
- Ensure that finished areas are adequately protected from damage by subsequent building operations and other trades.
- Failure to provide sufficient protection may result in additional works being necessary before any guarantee is issued.

**Plant & machinery**

- Provide kerbs of sufficient height allowing for the proposed insulation thickness and surface finishes to ensure a waterproofing upstand to achieve a minimum height of 150mm above the finished roof level.
- Where plant items are being placed directly onto the new waterproofing system, ensure the waterproofing is adequately protected and the weight distributed sufficiently so as to not be detrimental to the waterproofing/surfacing.

**Prior to the application of the waterproofing**

- Any hollows, depressions, deflections, back falls etc. found in the substrate must be rectified prior to installation of the waterproofing system.
- Remove all debris and sharp objects likely to damage the waterproofing system, and ensure the substrate is even, clean and dry.

**Application of the waterproofing**

- The installing contractor must use installing operatives that are competent with the use and installation requirement of the waterproofing components listed within the specification.

**Waterproofing details**

- All waterproofing details are to be formed in accordance and agreement with IKO installation recommendations. All waterproofing details should be detailed in accordance with IKO standard details or those issued by IKO as part of this specification.

IKO cannot be responsible for any details not formed in accordance with IKO recommendations.

# IKO SPECIFICATION PROPOSAL

## DRAINAGE & ROOF FALL

In preparing this specification, it has been assumed that the substrate provides adequate drainage falls to ensure efficient and effective drainage.

This specification proposal does not include for changes to the drainage falls. Accordingly, any standing water which currently occurs is likely to remain. The existing drainage falls should be surveyed, and remedial action taken where required to improve the existing drainage falls.

## CAR PARK OVER BASMENT

## PREPARATION

Remove all existing coverings to screed level, carefully examine the screed for any damage or decay and replace with suitable materials to match existing. Include the replacement of any damaged kerbs, gutters, expansion joints, outlets etc to ensure the satisfactory installation of the new waterproofing system. Provide and fix new upstands where existing heights are inadequate, or kerbs are missing.

A P.C. allowance should be made for the replacement of defective areas of decking/upstands.

Raise upstands, kerbs, plinths, roof lights, door thresholds, kerb openings, pipe/service penetrations etc.. to give a minimum upstand height of 150mm above the finished roof level. Make any additional requirements for access, as required by the client.

Chases should comply with BS 8218:1998 Clause 6.14. A 25mm x 25mm chase to be formed/cut into the brickwork or concrete upstand, at a minimum height of 150mm above the finished level of surfacing. The position of a new chase must always be carefully considered to ensure the position of existing DPCs, and cavity trays is not compromised. The lower edge of the chase should be removed to form a splay to maintain the full thickness of asphalt at this point. Remove all dust and dirt from the chase, surfaces must be clean smooth and dry, and primed with **IKOpro High Bond Primer**.

Edge of slab to be dug out so **Permaphalt** can turn down at edge of concrete slab to suitable terminate waterproofing.

If found to be suitable to receive **IKO Permaphalt**, wire brush existing rainwater outlets, apply light brush application of **IKOpro High Bond Primer** and allow to dry. Alternatively, install new **Roof Outlets** designed for use with mastic asphalt, fitted with clamping rings and chipping guards, securely fixed to the deck and correctly connected to existing down pipes. Wire brush, apply light brush application of **IKOpro High Bond Primer** and allow to dry.

Prime all brick and cementitious upstands, slopes etc with **IKOpro High Bond Primer** and allow to dry. Ensure that primer is continued into any chases.

Prime all metal pipes, stanchions etc with **IKOpro High Bond Primer** and allow to dry.

## WATERPROOFING

Lay **Permaphalt** nominal 20mm thick in 2 coats on **IKO Glass Fibre Tissue** separating membrane loose laid with minimum 50mm side and end laps. The surface of the final coat to be rubbed with clean coarse sand mostly passing a 600-micron sieve and mostly retained on a 212 micron sieve.

## WATERPROOFING – DETAILS

Lay **Permaphalt** nominal 13mm thick in 2 coats on primed brick or concrete upstands not exceeding 300mm high. Form 2 coat solid **Permaphalt** angle fillet at base.

Lay **Permaphalt** nominal 20mm thick in 3 coats on primed brick or concrete upstands exceeding 300mm high. Form 2 coat solid **Permaphalt** angle fillet at base.

Asphalt to turn down edge of concrete slab approx. 300mm, Lay **Permaphalt** nominal 20mm thick in 3 coats on primed concrete.

Lay **Permaphalt** nominal 20mm thick in 3 coats on EML on **IKO Black Sheathing Felt** over all timber/plywood/aerated concrete surfaces. Also any surface that causes excessive blowing. Form 2 coat solid **Permaphalt** angle fillet at base.

Dress **Permaphalt** into the chase provided and point as soon as possible with low shrinkage cement/sand mortar containing a suitable polymer admixture such as styrene butadiene rubber or acrylic.

Lay **Permaphalt** collar to primed metal pipe nominal 13mm thick in 2 coats. Form 2 coat solid **Permaphalt** angle fillet at base. The **Permaphalt** collar should extend at least 150mm above finished roof level and the top edge protected by an independent apron flashing fixed to pipe.

Dress **Permaphalt** down into the throats of the primed internal rainwater outlets.

## SURFACE PROTECTION

Apply white Solar Reflective Coating to all exposed **Permaphalt** strictly in accordance with the manufacturer's instructions. The solar reflective coating should comply with the requirements of BS8218:1998 5.17. i.e. be free from materials deleterious to mastic asphalt, such as metallic pigments, non-compatible solvents or water-based emulsions.

Loose lay **IKO Protectoboard** 3.2mm Protection Board over **Permaphalt,** to protect from surface finish build-up by others.

Surface finishes, A suitable margin should be allowed at all abutments to accommodate expansion. The **Permaphalt** skirting must be protected from indentation with a **IKO Protectoboard** or **IKO APP slate** felt.

## PLANTERS

## PREPARATION

Remove plants and soil and if possible, set aside for re-use

Remove all existing coverings in planters to screed level and details, carefully examine the screed for any damage or decay and replace with suitable materials to match existing. Include the replacement of any damaged kerbs, expansion joints, outlets etc to ensure the satisfactory installation of the new waterproofing system.

A P.C. allowance should be made for the replacement of defective areas of decking/upstands.

Raise upstands, kerbs, penetrations etc.. to give a minimum upstand height of 150mm above the finished level of soil.

Chases should comply with BS 8218:1998 Clause 6.14. A 25mm x 25mm chase to be formed/cut into the brickwork or concrete upstand, at a minimum height of 150mm above the finished level of surfacing. The position of a new chase must always be carefully considered to ensure the position of existing DPCs, and cavity trays is not compromised. The lower edge of the chase should be removed to form a splay to maintain the full thickness of asphalt at this point. Remove all dust and dirt from the chase, surfaces must be clean smooth and dry, and primed with **IKOpro High Bond Primer**.

If outlets/overflow are present in planters,

If found to be suitable to receive **IKO Permaphalt**, wire brush existing planter outlet/overflow, apply light brush application of **IKOpro High Bond Primer** and allow to dry. Alternatively, install new **Roof Outlets** designed for use with mastic asphalt, fitted with clamping rings and chipping guards, securely fixed to the deck and correctly connected to existing down pipes. Wire brush, apply light brush application of **IKOpro High Bond Primer** and allow to dry.

Prime all brick and cementitious upstands, slopes etc with **IKOpro High Bond Primer** and allow to dry. Ensure that primer is continued into any chases.

Prime all metal outlets/overflows etc with **IKOpro High Bond Primer** and allow to dry.

## WATERPROOFING

Lay **Permaphalt** nominal 30mm thick in 3 coats on **IKO Glass Fibre Tissue** separating membrane loose laid with minimum 50mm side and end laps. The surface of the final coat to be rubbed with clean coarse sand mostly passing a 600-micron sieve and mostly retained on a 212 micron sieve.

### WATERPROOFING – DETAILS

Lay **Permaphalt** nominal 20mm thick in 3 coats on primed brick or concrete upstands. Form 2 coat solid **Permaphalt** angle fillet at base.

If details are wet, any surface that causes excessive blowing,

Lay **Permaphalt** nominal 20mm thick in 3 coats on EML on **IKO Black Sheathing Felt**. Form 2 coat solid **Permaphalt** angle fillet at base.

Dress **Permaphalt** into the chase provided and point as soon as possible with low shrinkage cement/sand mortar containing a suitable polymer admixture such as styrene butadiene rubber or acrylic.

Dress **Permaphalt** down into the throats of the primed outlet/overflow.

## SURFACE PROTECTION

Apply white Solar Reflective Coating to all exposed **Permaphalt** strictly in accordance with the manufacturer's instructions. The solar reflective coating should comply with the requirements of BS8218:1998 5.17. i.e. be free from materials deleterious to mastic asphalt, such as metallic pigments, non-compatible solvents or water-based emulsions.

Loose lay **IKO Protectoboard** 3.2mm Protection Board over **Permaphalt,** to protect it prior to back filling with soil

## MATERIAL INFORMATION

### IKO PERMAPHALT

**IKO Permaphalt** is a polymer modified mastic asphalt roofing consisting of polymer modified bitumen and graded limestone aggregates. Permaphalt is covered by BBA Certificate No 89/2299. Nominal Block Weight: 20kg.

### IKO GLASS FIBRE TISSUE

**IKO Glass Fibre Tissue** is a separating membrane for use beneath mastic asphalt roofing, paving and flooring. Nominal Roll Weight: 7kg & 14kg Roll size: 100m x 1m or 100m x 2m.

**Product Code:** 1m 14280000 or 2m 14290000

### IKO BLACK SHEATHING FELT

**IKO Sheathing Felt** is a separating membrane for use beneath mastic asphalt roofing, consisting of jute fibre impregnated with bitumen. Maximum Roll Weight: 17kg Roll size: 20m²

**Product Code:** 14260000

### IKOPRO HIGH BOND PRIMER

**IKOpro High Bond Primer** is a brush applied modified rubber latex emulsuion priming solution for the preparation of concrete, brickwork, GRP and metal surfaces to receive the direct application of mastic asphalt waterproofing.

**Coverage:** 4-6 m²/litre **Container sizes:** 5 Kg

### IKO PROTECTOBOARD

**IKO Protectoboard** is a durable protection board fabricated with a bituminous core sandwiched between two layers of non-woven glass fibre reinforcement. It can be loose laid on mastic asphalt waterproofing to help prevent point loading, with paving slabs on supports subsequently being laid onto the board

**IKO Protectoboard** can also be bonded in **IKO's PU Adhesive**.

**IKO Protectoboard** is easily cut on site with a sharp knife and formed to suit curves/angles by using gentle heat.

| | **Standard** |
|---|---|
| **Standard Size- Width x Length (m)** | 1.22 x 1.22 (1.48m²) |
| **Standard thickness(mm)** | 3.2 |
| **Nominal weight (kg/m²)** | 4.94 |
| **Nominal board weights (kg)** | 7.3 |

Product Code: **00910004**

# ADDITIONAL NOTES

**Specification**

- All works are to be installed in accordance with the IKO Specification and recommendations, by an IKO Registered Contractor for the specified waterproofing system.
- Installers must be competent in the installation requirements of the system specified.

**Materials**

- Manufactured and marketed by IKO. www.ikogroup.co.uk
- Only materials within this specification and supplied by IKO will be covered by the IKO guarantee.
- Any system component that is used for this project that is not supplied or approved by IKO, will not be covered by the IKO guarantee, and will either be exclusion within it, or the guarantee offer will be reduced or withdrawn.

**Specification**

- IKO specification must be followed.
- A copy of the IKO specification must be held on site by the installing contractor.
- IKO waterproofing details must be followed.
- Where this document is to be included within the clients/client's representative own specification documentation, a copy of such document must be forwarded to IKO Technical Services Department for final approval before commencement of the works.

**General**

- **IKO Permaphalt** should be installed in accordance with the relevant clauses of BS 8000:Part 4:1989, BS 8218:1998 and **IKO installation instructions**.
- N.B. This specification makes no allowance for changes to the existing drainage to Roof 2. Existing falls will remain and some ponding of water may occur.
- It is suggested that a provision sum is allowed for within this contract to cover items such as the making good of defective areas of deck or screed or other unspecified items that may become apparent during the course of the works.
- The removal and reinstatement of any air conditioning or mechanical/electrical work to be carried out by personnel appointed by * (insert name)
- When installing a new outlet or drainage sleeve, as part of a re-roofing system, good roofing practice dictates that a positive connection is made between the existing down-pipe and the new outlet. This will prevent problems with water backing up within the drainage system and entering the building between the outlet spigot and the existing down pipe. It is recommended that a purpose made refurbishment outlet is incorporated in this situation, featuring an expanding seal at the base of the outlet spigot, or a rubber "O" ring surrounding the spigot to ensure a watertight seal is achieved.
- Prior to works commencing, identify in conjunction with the client, redundant roof mounted equipment, cables, pipes and rooflights. Make good any openings to provide a satisfactory surface to receive new waterproofing.

- The contractor is responsible for providing adequate and appropriate fire fighting equipment for the works he is carrying out on site. Fire fighting equipment must be appropriately positioned adjacent to where works are being undertaken. Equipment must be in good working order and inspected/approved by competent personnel in accordance with the agreed inspection schedule.
- When loading materials onto the deck, the contractor must comply with the requirements of the client's representative to prevent overloading and possible disturbance to the building structure.
- At the pre-tender roof inspection stage, the contractor should allow for the extent, volume and degree of difficulty in stripping and carting away from site existing coverings.
- Raise the level of all wall and/or parapet DPC/cavity trays to ensure a minimum upstand height of 150mm above the finished level of the new **IKO Permaphalt** system. The installation of new DPCs and cavity trays must be carried out to the manufacturer's recommendation, in conjunction with the client's detailed specification.
- The laying temperature of **IKO Permaphalt** Waterproofing should not exceed 230°c.
- Angle fillets should be applied in 2 coats after warming and cleaning interfaces and should measure not less than 40mm across the face.
- Maintain full thickness of **IKO Permaphalt** around external angles.
- The contractor must liaise with the client with respect to any air intake points at roof level, to minimise the risk of any fumes or smoke from the asphalt works entering the building. In the event of air intakes being present, a working pattern agreed with the client/building occupier must be agreed prior to works commencing.
- Each coat of **IKO Permaphalt** should be followed by the succeeding coat without undue delay, as contamination may result in inter-layer blistering.
- As the works proceed, night joints should be provided to seal the edges of the new **IKO Permaphalt** system to ensure that no water enters the building.
- Sand rubbing should be carried out using a wooden float. Brushing the sand is not sufficient.
- Surface protection should be applied as soon as practicable.

**Specification variations**

- The appointed installing contractor must ensure that the waterproofing specification proposal meets the clients brief, is fully compliant with Building Regulations requirement and that the proposal meets the project requirements.
- IKO must be notified where any element of the proposed specification does not meet the project requirements. IKO will not be held liable for any design undertaken outside the scope of this proposal.
- Any element of the IKO specification that is not followed or changed without prior written consent from IKO, will constitute that under CDM they will become the designer and take responsibility for the design of waterproofing. This will include compliance with the Approved Documents of the Building Regulations, specifically relating to fire performance and thermal performance.
- Any changes made to the IKO specification before or during the undertaking of the works must be bought to the attention of IKO and the client/client's representative immediately.
- Variations to this proposal must be agreed in writing, by both the client's representative and IKO technical department. Where this has not been notified and agreed in writing, then the IKO guarantee offer may be withdrawn.
- Any costs incurred or saved due to variations must be agreed by all parties and the work not undertaken until agreed by all parties.

**Workmanship**

- IKO Contractor is responsible for their workmanship and the installation of the waterproofing materials throughout the term of the guarantee.

**Installation**

- Must be undertaken by a competent person who is familiar with the correct application techniques required to install the waterproofing system components in accordance with IKO recommendations.
- The works must comply with the requirements of the Health and Safety at Work Act and specific requirements as set out by the client. All risk assessments and method statements must be undertaken and recorded by the installing contractor.
- Before the works commence, the installing contractor should ensure that the surfaces to receive the new waterproofing system are acceptable and that the specification conforms to the clients requirements.
- Allowance should be made by the installing contractor for the extent of, volume and degree of difficulty in stripping and removal from site the existing waterproofing and associated build up.
- Any retained components from the existing structure must be sound and capable of accepting the imposed loading of the new waterproofing system and associated installation procedures.
- Where the installation has been undertaken that is not in line with either IKO recommendations or that of good practice, these items will not be covered by the IKO guarantee.

**Applying for the guarantee**

- Application for the guarantee is made by the IKO Contractor by completing the guarantee application form and forwarding to guarantees.uk@iko.com. The guarantee will then be forwarded to the IKO Contractor for forwarding to the client.

**Cover flashings**

- All cover flashings and the sealants used within the chase are seen as items that require maintenance within the term of the guarantee. As such these items are not covered as part of the guarantee.

**Maintenance**

- Maintenance must be undertaken in accordance with the terms of the guarantee.
- The waterproofing must be protected from any follow on trades or other works that may affect the waterproofing.
- Once completed, access will be required for future inspections and maintenance. Maintenance of drainage outlets, plant items and services etc. will be required to ensure the long term performance of the waterproofing system.
- The client is to ensure safe access is provided to allow maintenance.
- Unauthorised access should be prevented from all parties not associated with the installation of the waterproofing, inspection or maintenance.
- Ensure no unauthorised works to or affecting the waterproofing are undertaken without prior written consent from the guarantor. Approval from the guarantor must be confirmed prior to any works being undertaken.
- No solvents or other chemicals harmful to the waterproofing system should be allowed to come into contact with the waterproofing.
- The performance of flashings, mortar pointing, sealants and reflective surface coatings is subject to regular maintenance and these items are not covered by the waterproofing guarantee.

- BS 6229: 2018 gives guidance on the content of maintenance manuals and the scope and frequency or routine maintenance inspections applicable to flat roofing. All IKO Permaphalt installations should be inspected at least once each year. Ideally, there should be inspections in Spring and Autumn, to enable the effects of annual extremes of weather to be checked. Vehicle decks exposed to high levels of pollution or in close proximity to trees might require more frequent inspection. Any inspection of a vehicle deck should include the interior of the building for signs of water penetration or condensation and for alterations, which might have affected the vehicle deck. Externally, abutting construction, which can affect the performance of the vehicle deck, should also be inspected.
  Regular maintenance inspections should be in the form of a systematic check of the whole vehicle deck to record items that require attention. In addition to the more general guidance given in BS 6229: 2018, the following checklist is applicable: -
  - It is important to check that rainwater outlets are functioning and gratings are not blocked. Remove debris from the outlets but do not flush silt or dead leaves down outlets.
  - Note the general condition of exposed **IKO Permaphalt** system and report any signs of stressing, creasing/ruckling or damaged areas immediately.
  - Check perimeter details and upstands, ensuring that any metal cappings, flashings, edge trims and mortar pointing to chase details are secure.
  - Check flashings to any expansion joints and that cappings are secure.
  - Check upstand flashings to plant support legs/upstands.
  - Check upstands and flashings to pipe penetrations.
  - Examine all mastic seals and repair/replace as necessary.

**Accidental Damage**

- In the event of accidental damage occurring to the IKO Permaphalt system, the installing contractor and/or IKO should be notified immediately in order that a practical solution to the problem can be agreed and any remedial actions taken. Failure to make contact with the installing contractor and/or IKO could invalidate any guarantee offered.

**Construction (Design and Management) Regulations 2015**

- The Construction (Design and Management) Regulations (CDM) are the main set of regulations for managing the health, safety and welfare of construction projects, and are designed to help workers, contractors, designers and clients of construction businesses to plan and manage health and safety.
- CDM applies to **all** building and construction work and includes new build, demolition, refurbishment, extensions, conversions, repair and maintenance and includes all projects including domestic client projects
- The responsibilities of the client with legal duties under CDM include but are not limited to the following:
  - Appointment of a principle designer and principle contractor
  - Ensuring there are arrangements in place for managing and organising the project
  - Providing information to and communicating with the designer and contractor
  - Ensuring there is a written construction phase plan
  - Keeping a health and safety file, after the project is completed
  - Protecting members of the public, including all employees
  - Making sure all persons have the right skills, knowledge, training and experience
  - Making sure certain projects are notified to the HSE

- Refer to HSE guidance **Managing health and safety in construction – Construction (Design and Management) Regulations 2015 – (L153)** on the legal requirements for CDM 2015.

**Health & safety guidance notes**

- The Contractors nominated in conjunction with this specification must be registered to install IKO materials specified and therefore will be in possession of the Health & Safety data sheets relating to any hazardous products manufactured and marketed by IKO which have been included within this specification.
- It is assumed that the Contractor/s will be working to the guidelines of the relevant British Standard Codes of Practice (in particular BS 8000: 1989) and that relevant Health & Safety information will be obtained from the manufacturers of any components which are not manufactured by IKO.

**Risk assessments and method statements**

- Works must comply with the requirements of the Health and Safety at Work Act and any additional requirements of the Client.
- The contractor must ensure that the works are carried out in accordance with a written method statement for the project, which should be based on a project specific risk assessment. Prior to commencing work, the contractor must liaise with the client or building occupier to establish the nature of any hazards which exist, and agree a system of work for adoption in accordance with health and safety requirements.
- In addition to the normal hazards associated with working at height and hot works, we recommend that particular attention be paid to the following aspects, although this list is not intended to be exhaustive, contractors and specifiers must assure themselves that all potential risks have been accounted for.
  - **Safe2Torch** – The installing contractor is to ensure they follow the Safe2Torch guideline that are available from the NFRC.
  - **Gas flues** – determine whether flues are live, and if so establish working methods to ensure that flues are not covered or obstructed in any way.
  - **Microwave transmitters** – establish safe working methods to prevent personnel from being exposed to microwave radiation.
  - **Air Intakes** – precautions should be taken to prevent the ingress of fumes from the waterproofing works entering the building.

**Isocyanurates (PU based products)**

As of 24 August 2023, training is required for professional and industrial users of polyurethane adhesives, sealant and waterproofing products within the EU and UK.

- **REACH**

  New REACH labelling and training regulations are being introduced for diisocyanates; the chemical building blocks for polyurethane (PU) products, including foam products and roofing adhesives. Labelling regulations are to be implemented by February 2022 and training regulations by 24th August 2023. The regulations address industrial and professional use, targeting unsafe handling, whilst allowing adhesives and sealants to remain widely available. It does not impact the DIY market.
- **Labelling**

  Products sold within the EU and UK with a total monomeric diisocyanate concentration greater than 0.1% by weight, either as a substance or in a mixture, intended for professional or industrial use must have the statement below on the product container label by 24th February 2022:

  **'As from 24th August 2023, adequate training is required before industrial or professional use'.**
- **Training**

- Training and certification for product users, which involves passing an examination, **must be completed by 24 August 2023**. Records of the training given to employees must be maintained by employers. Every five years, renewal of the training will be necessary.
- FEICA (the Association of the European Adhesive & Sealant Industry, in coordination with several other bodies within the polyurethane industry, have been developing a comprehensive training programme to ensure the safe use of diisocyanates for producers and professional users all over Europe.

  **A PU Training Platform has therefore been launched for product users within the EU and UK and can be reached via: www.safeusediisocyanates.eu.**
- The Restriction requires employers or the self-employed to ensure that industrial or professional users have successfully completed training on the safe use of diisocyanates prior to the use of the substance or mixture. There is no requirement for an accreditation or certification scheme to be put in place for the training. Training will need to be adequate, appropriate to the use of the substance (which includes any specific circumstances as to where it is used i.e., in GB) and in line with the restriction. (The training requirements are set out in paragraphs 4 and 5 of Annex XVII 1 of the restriction).
- Suppliers must ensure that training relevant to the particular products they are supplying is available, but suppliers do not need to deliver or pay for the training themselves.
- **The legal duty remains on employers to ensure that all users have successfully completed the required training before using the substance.**
- Any record that shows the user has successfully completed the required training before using the substance will help demonstrate compliance. However, providing information, instruction and training should be reviewed and updated whenever significant changes are made to the type of work carried out or to the work methods used.

- **IKO products containing Isocyanurates:**

  The following IKO material items containing Isocyanurates:
  - IKOpro PU adhesive for insulations

**Building Regulations**

- It is the responsibility of the client or their representative to ensure compliance of the proposed specification with all relevant Building Regulations by consultation with Building Control. In the event of any doubt about the interpretation or application of the Building Regulations in relation to any particular new build or refurbishment works, clarification must be sought directly from Building Control.
- The Approved Documents of the Building Regulations (England and Wales):
  - Part B: Fire Safety
  - Part E: Resistance to the passage of sound
  - Part F: Ventilation
  - Part H: Drainage disposal
  - Part L: Conservation of fuel and power.
  - Part M: Access to and use of building
- The Building (Scotland) Regulations – Building Standards Technical Handbook
- IKO waterproofing specifications has been prepared on the basis of that to meet the current Approved Documents of the Building Regulations. Where it has been specified a thermal insulation thickness to which will not comply with current standards, it should be assumed that IKO have acted on the instruction of the client or their representative in this regard.

**Annex C– Dilapidations**

# TERMINAL
# SCHEDULE OF DILAPIDATIONS

## 1 EDWARD STREET
## BRIGHTON, EAST SUSSEX, BN2 0JD

**SURVEYOR:** Cathy Haines MRICS
**INSPECTION DATE:** 4 September 2024

**REFERENCE:** 1449.21
**ISSUED:** 18 September 2024

COH surveyors
Crowther Overton-Hart

RICS

COH surveyors
Crowther Overton-Hart

# PREAMBLES TO TERMINAL SCHEDULE OF DILAPIDATIONS

1 Edward Street, Brighton, BN2 0JD

1 This schedule records the breaches of covenant at the said property at the time of inspection on 4 September 2024. This document does not state the cause of any defects and is not intended to be used as a building survey.

2 Any covered, unexposed or inaccessible parts of the building/structure have not been inspected and are therefore not included within this schedule.

3 Any measurements and quantities contained within this schedule are an approximate indication only of the size, extent and position of items.

4 Directional orientations noted in this schedule are approximate and based on the assumption that the front of the property faces south.

5 No testing of the mechanical or electrical services has been carried out and therefore any requirements contained within this schedule are subject to further clarification following testing and expert inspection where required.

6 This schedule covers the whole of those parts of the building demised to The Secretary of State for the Environment, Transport and the Regions under the lease dated 24 March 2000.

7 We reserve the right to add to, alter or amend this Schedule including measurements, quantities and costs.

8 I, Cathy Haines, confirm for and on behalf of COH Surveyors that in my opinion all of the works set out in this schedule are reasonable and required in order to put the premises into the condition required by the lease dated 24 March 2000 and that full account has been taken of the landlord's intention for the property at the termination of the tenancy. I further confirm that the costs quoted for the works (where applicable) are reasonable.

9 The breaches of lease covenant described in this schedule relate to the following clauses: 3.4, 3.5, 3.7, 3.16, 3.20, The First Schedule. . These are transcribed on the following pages.

Signed: C Haines
**COH SURVEYORS**

Dated: 18 September 2024

3.4 **Repair**

Well and substantially to repair maintain and clean the Premises and to keep the Premises in good and substantial repair and condition maintained and in clean condition (except in respect of damage by the Insured Risks as allowed in the Sixth Schedule) provided that the Tenant shall not be obligated to put or keep the basement in the Premises in any better state or condition (which includes weep holes and drainage outlets) than exist at the date hereof.

3.5 **Decoration**

3.5.1 To decorate the inside of the Premises in the year 2006 and from then in every subsequent seventh year of the Term and in the last three months of the Term (howsoever it my terminate) with good quality paint or good quality polish and with paper for those parts previously papered or other suitable and appropriate materials of good quality in a workmanlike manner (the decorations in the last three months of the Term if different from the colours patterns and materials the subsisting at or upon the Premises to be executed in such colours patterns and materials as the Landlord may reasonably and properly require) **PROVIDED THAT** the Tenant shall not in any event be required to carry out such decorations twice in two successive years.

3.5.2 To decorate the exterior of the Premises in the year 2004 and from then in every subsequent fifth year of the Term and also in the last three months of the Term (howsoever it may terminate) with good quality paint or polish or other suitable material of good quality in a property and workmanlike manner **PROVIDED THAT** the Tenant shall not in any event be required to carry out such decoration twice in two successive years.

3.5.3 Not without the consent of the Landlord (such consent not to be unreasonably withheld or delayed) to change any part of the external colour of the Premises.

3.7 **Yield Up in Repair at the End of the Term**

At the termination of this Lease or at such later time as the Landlord recovers possession of the Premises from the Tenant:

3.7.1 quietly to yield up the Premises (with all additions and improvements to the Premises and all fixtures in the Premises other than tenant's fixtures and fittings which the Tenant may be entitled to remove) repaired maintained cleaned decorated and kept in accordance with the Tenant's covenants in this Lease (except in respect of damage by the Insured Risks as allowed in the Sixth

3.16 **Compliance with Statutes etc.**

3.16.1 Insofar only as the same are legal binding on the Tenant to comply in all respects with the provisions of all statues from time to time and the requirements of any competent authority relating to the Premises or anything done in or on them by the Tenant and to keep the Landlord indemnified against liability in consequence of the Tenant's failure to comply.

3.16.2 In particular but insofar only as the same are legally binding on the Tenant (but without affecting the general operation of sub-clause 3.16.1):

3.16.2.1 to execute all works and do all things on or in respect of the Premises which are required under the Office Shops and Railway Premises Act 1963.

3.16.2.2 to comply with all requirements under any present or future statute order bye-law or regulation as to the use or occupation of or otherwise concerning the Premises and

3.16.2.3 to execute with all due diligence (commencing work as soon as practicable in the circumstances and then proceeding diligently) all works to the Premises for which the Tenant is liable under this Clause 3.16 and of which the Landlord has given notice to the Tenant.

and if the Tenant does not comply with sub-clause 3.16.2.3 to permit the Landlord at reasonable and proper times upon 48 hours' prior notice where practicable to enter the Premises to carry out the work the person or persons so entering causing as little inconvenience as possible to the occupier of this Premises and complying with such reasonable regulations as may from time to time be made by the Tenant for security reasons and also with any other reasonable directions given by the Tenant the Tenant indemnifying the Landlord on demand for the reasonable and proper expenses of doing the works (including reasonable and proper professional fees) such expenses and any Interest on them to be recoverable as a debt.

3.20 **Expenses of the Landlord**
To pay to the Landlord all reasonable expenses (including reasonable bailiff's and professional fees) properly incurred by the Landlord:

3.20.1 incidental to or in proper contemplation of the preparation and service of a schedule of dilapidations in respect of dilapidations arising during the Term during or within three months after the termination of this Lease and/or a notice under Sections 146 and 147 of the Law of Property Act 1925 even if forfeiture is avoided otherwise than by relief granted by the court.

3.20.2 in the recovery or attempted recovery of arrears of rent or additional rent due from the Tenant and

3.20.3 in connection with every application for any consent or approval made under this Lease (whether or not consent or approval is given but excluding those where the application is unreasonably refused or delayed.

3.22 **Cleaning of Windows**
To keep the windows of the Premises clean

**THE FIRST SCHEDULE**

**The Premises**

ALL THAT property known as 1 Edward Street Brighton East Sussex as the same is shown for the purposes of identification only edged red on the Plan which is for the avoidance of doubt co-extensive with the land comprised in the freehold title to the Premises registered with title absolute at HM Land Registry under Title Number ESX225773.

# TERMINAL DILAPIDATIONS SCHEDULE

1 Edward Street, Brighton, BN2 0JD

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | Landlord's Items | | | Tenant's Item | |
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| | | **EXTERNALLY** | | | | | | | | | | |
| 1 | 3.4, 3.7 | Main flat roof | Asphalt covering with solar reflective paint | Build up of vegetation and debris | Remove vegetation and debris | | | | | | | |
| 2 | 3.5.2, 3.7 | | | Solar paint flaking off | Remove flaking paint and apply new solar reflective paint | | | | | | | |
| 3 | 3.4, 3.7 | | Metal capping to parapet walls | Build up of dirt | Wash down capping | | | | | | | |
| 4 | 3.4, 3.7 | | Stone capping to parapet walls | Build up of lichen | Remove lichen | | | | | | | |
| 5 | 3.4, 3.7 | | Gulleys with coated cast iron leaf guards | Corrosion to leaf guards | Replace leaf guards | | | | | | | |
| 6 | 3.4, 3.7 | | Metal flues | Cowls missing | Replace missing cowls | | | | | | | |
| 7 | 3.4, 3.7 | Pitched roofs | Slate covered pitched roofs | Build up of lichen and moss to slates | Remove lichen and moss | | | | | | | |
| 8 | 3.4, 3.7 | | Metal clad dormer windows | Build up of moss and lichen to cladding | Remove moss and lichen | | | | | | | |
| 9 | 3.4, 3.7 | Perimeter parapet gutter | Asphalt covering with solar reflective paint | Build up of vegetation and debris | Remove vegetation and debris | | | | | | | |
| 10 | 3.5.2, 3.7 | | | Solar paint flaking off | Remove flaking paint and apply new solar reflective paint | | | | | | | |
| 11 | 3.4, 3.7 | | Lead capping to parapet walls | Damage/graffiti to capping | Replace damaged capping | | | | | | | |

# TERMINAL DILAPIDATIONS SCHEDULE

1 Edward Street, Brighton, BN2 0JD

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| 12 | 3.4, 3.7 | | | Build up of dirt | Wash down capping | | | | | | | |
| 13 | 3.4, 3.7 | Plant flat roof | Asphalt covering with solar reflective paint | Splits and bubbling to asphalt | Undertake patch repairs | | | | | | | |
| 14 | 3.4, 3.7 | | | Build up of vegetation and debris | Remove vegetation and debris | | | | | | | |
| 15 | 3.5.2, 3.7 | | | Solar paint flaking off | Remove flaking paint and apply new solar reflective paint | | | | | | | |
| 16 | 3.5.2, 3.7 | | Painted timber access door | Decorations not undertaken in line with lease covenants | Redecorate | | | | | | | |
| 17 | 3.4, 3.7 | | Cladding/ductwork | Loose/missing section below parapet | Replace | | | | | | | |
| 18 | 3.4, 3.7 | First floor balcony | Asphalt covering with solar reflective paint | Splits and bubbling to asphalt | Undertake patch repairs | | | | | | | |
| 19 | 3.4, 3.7 | | | Build up of vegetation and debris | Remove vegetation and debris | | | | | | | |
| 20 | 3.5.2, 3.7 | | | Solar paint flaking off | Remove flaking paint and apply new solar reflective paint | | | | | | | |
| 21 | 3.4, 3.7 | | Concrete deck | Corroding reinforcement | Undertake appropriate anti-carbonation treatment, repair concrete and leave ready for redecoration | | | | | | | |

# TERMINAL DILAPIDATIONS SCHEDULE

1 Edward Street, Brighton, BN2 0JD

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| 22 | 3.5.2, 3.7 | | Painted metal balustrading | Paint finish peeling off | Rub down and redecorate balustrading | | | | | | | |
| 23 | 3.4, 3.7 | Main elevations, including front lightwell | Painted rendered masonry | Disturbed and poor repair to render finish where services enter building | Remove poor repair and rerender | | | | | | | |
| 24 | 3.5.2, 3.7 | | | Decorations not undertaken in line with lease covenants and areas of graffiti | Remove graffiti and redecorate | | | | | | | |
| 25 | 3.4, 3.7 | | | Ivy growth to rear elevation | Remove ivy growth | | | | | | | |
| 26 | 3.5.2, 3.7 | | Painted concrete soffit and corbels to first floor balcony | Decorations not undertaken in line with lease covenants | Redecorate | | | | | | | |
| 27 | 3.4, 3.7 | | Double-glazed powder-coated aluminium framed windows | Coating to frames failing | Recoat frames | | | | | | | |
| 28 | 3.4, 3.7 | | | Evidence of water ingress internally | Reseal frames | | | | | | | |
| 29 | 3.4, 3.7, 3.22 | | | Glazing dirty | Clean | | | | | | | |
| 30 | 3.4, 3.7 | | | Generally locks and sashes stiff | Service and overhaul windows | | | | | | | |

# TERMINAL DILAPIDATIONS SCHEDULE

1 Edward Street, Brighton, BN2 0JD

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| 31 | 3.4, 3.7 | | Double-glazed powder-coated aluminium framed entrance doors, fanlight and screens | Coating to frames failing | Recoat frames | | | | | | | |
| 32 | 3.4, 3.7 | | | Corrosion to strike plate | Replace strike plate | | | | | | | |
| 33 | 3.4, 3.7, 3.22 | | | Glazing dirty | Clean | | | | | | | |
| 34 | 3.4, 3.7 | | | Generally doors do not close fully | Service and overhaul doors | | | | | | | |
| 35 | 3.5.2, 3.7 | | Varnished timber doors with fanlight | Decorations not undertaken in line with lease covenants | Redecorate | | | | | | | |
| 36 | 3.4, 3.7 | | Coated metal louvres and grilles | Louvres and grilles dirty | Clean | | | | | | | |
| 37 | 3.4, 3.7 | | Painted timber louvred doors to gas meter cupboard | Hinges corroded and door dropped | Replace corroded hinges and rehang doors | | | | | | | |
| 38 | 3.5.2, 3.7 | | | Decorations not undertaken in line with lease covenants | Redecorate | | | | | | | |
| 39 | 3.4, 3.7 | | Gas meter cupboard | Debris to cupboard | Remove debris | | | | | | | |

# TERMINAL DILAPIDATIONS SCHEDULE

1 Edward Street, Brighton, BN2 0JD

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| 40 | 3.5.2, 3.7 | | Painted metal downpipes and hoppers | Decorations not undertaken in line with lease covenants | Redecorate | | | | | | | |
| 41 | 3.5.2, 3.7 | | Painted metal railings and finials | Decorations not undertaken in line with lease covenants | Redecorate | | | | | | | |
| 42 | 3.4, 3.7 | | Galvanised metal door to carpark stairwell | Corrosion to lock plate | Replace corroded lock plate | | | | | | | |
| 43 | 3.5.2, 3.7 | Hard landscaping | Painted rendered masonry planters | Decorations not undertaken in line with lease covenants | Redecorate | | | | | | | |
| 44 | 3.5.2, 3.7 | | Painted metal handrails to ramp | Decorations not undertaken in line with lease covenants | Redecorate | | | | | | | |
| | | **INTERNALLY** | | | | | | | | | | |
| 45 | 3.4, 3.7 | Ceilings | Suspended ceiling tiles on exposed grid | Stained, damaged and missing tiles | Replace stained, damaged and missing tiles | | | | | | | |
| 46 | 3.4, 3.7 | | Metal louvres to rooflights | Build up of debris on top of louvres | Remove debris | | | | | | | |

# TERMINAL DILAPIDATIONS SCHEDULE

1 Edward Street, Brighton, BN2 0JD

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| 47 | 3.5.2, 3.7 | | Painted plaster | Decorations not undertaken in line with lease covenants | Redecorate | | | | | | | |
| 48 | 3.4, 3.7 | Walls | Painted plaster | Water damage to plaster in west stairwell to basement and east stairwell to second floor and fourth floors and around some front windows | Replace missing/damaged plaster | | | | | | | |
| 49 | 3.4, 3.7 | | | Uneven making good to plaster in ground floor east stair well | Make good uneven plaster | | | | | | | |
| 50 | 3.5.2, 3.7 | | | Decorations not undertaken in line with lease covenants | Redecorate | | | | | | | |
| 51 | 3.4, 3.7 | | Vinyl wallpaper on plaster | Edges of paper coming away | Refix wallpaper | | | | | | | |
| 52 | 3.4, 3.7 | | | Staining to paper to east stairwell | Replace stained paper | | | | | | | |
| 53 | 3.4, 3.7 | | Ceramic wall tiles | Bowing to tiles to second floor Female WC cubicle | Replace bowed tiles | | | | | | | |

# TERMINAL DILAPIDATIONS SCHEDULE

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| 54 | 3.4, 3.7 | | | Tiles missing to ground floor Female WC | Replace missing tiles | | | | | | | |
| 55 | 3.4, 3.7 | | Unplastered blockwork | Missing block to - B2 wall | Replace missing block | | | | | | | |
| 56 | 3.4, 3.7 | Floors | Carpet tiles on solid floors | Staining to carpet tiles | Replace stained tiles | | | | | | | |
| 57 | 3.4, 3.7 | | Metal nosings with vinyl inserts | Spilled adhesive to ground floor to basement west stairs | Replace affected nosings | | | | | | | |
| 58 | 3.4, 3.7 | | Sheet vinyl on solid floors | Spilled adhesive to ground floor to basement west stairs | Replace vinyl | | | | | | | |
| 59 | 3.4, 3.7 | | | Water damage to vinyl to west basement stairs | Replace vinyl | | | | | | | |
| 60 | 3.4, 3.7 | | Quarry tiling on solid floors | Staining to tiles | Clean | | | | | | | |
| 61 | 3.5.2, 3.7 | | Painted concrete floor | Decorations not undertaken in line with lease covenants | Redecorate | | | | | | | |
| 62 | 3.4, 3.7 | | Barrier matting | Dirty and stained | Replace barrier matting | | | | | | | |
| 63 | 3.4, 3.7 | | Coir matting | Worn | Replace coir matting | | | | | | | |

# TERMINAL DILAPIDATIONS SCHEDULE

1 Edward Street, Brighton, BN2 0JD

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| 64 | 3.4, 3.7 | Joinery | Double-glazed powder-coated aluminium framed windows | Striking plate missing to second floor north-east window | Replace missing striking plate | | | | | | | |
| 65 | 3.4, 3.7 | | Veneered timber doors | Marks and staining to veneer | Clean | | | | | | | |
| 66 | 3.4, 3.7 | | Painted timber doors | Hole to door to - B2 basement | Replace door | | | | | | | |
| 67 | 3.5.2, 3.7 | | | Decorations not undertaken in line with lease covenants | Redecorate | | | | | | | |
| 68 | 3.5.2, 3.7 | | Varnished timber doors | Decorations not undertaken in line with lease covenants | Redecorate | | | | | | | |
| 69 | 3.5.2, 3.7 | | Painted timber skirting boards and architraves | Decorations not undertaken in line with lease covenants | Redecorate | | | | | | | |
| 70 | 3.5.2, 3.7 | | Varnished timber handrails | Decorations not undertaken in line with lease covenants | Redecorate | | | | | | | |
| 71 | 3.4, 3.7 | | Painted timber window boards | Damp-affected window boards | Replace damp-affected boards | | | | | | | |

# TERMINAL DILAPIDATIONS SCHEDULE

1 Edward Street, Brighton, BN2 0JD

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| 72 | 3.5.2, 3.7 | | | Decorations not undertaken in line with lease covenants | Redecorate | | | | | | | |
| 73 | 3.4, 3.7 | | Coated metal louvres to basement | Coating peeling | Recoat louvres | | | | | | | |
| 74 | 3.4, 3.7 | | | Missing louvre covers to -B2 | Replace missing louvre covers | | | | | | | |
| 75 | 3.4, 3.7 | Services | Passenger lifts | Lift out of order | Bring back into working order | | | | | | | |
| 76 | 3.4, 3.7 | | | Uneven threshold to lift at junction with floor covering, currently taped | Make good threshold | | | | | | | |
| 77 | 3.4, 3.7 | | Perimeter floor heaters | Grilles loose | Fix grilles | | | | | | | |
| 78 | 3.7, 3.16 | | Generally | Evidence of compliance not provided | Undertake all necessary routine testing of building services in accordance with relevant legislation | | | | | | | |
| | | **GENERALLY** | | | | | | | | | | |
| 79 | 3.4, 3.7 | Water penetration. | Wall / car park junction. | Water penetration to basement car park. | The landlord reserves the right to investigate the matter and to update schedule of dilapidations if required. | | | | | | | |

COH surveyors
Crowther Overton-Hart

# TERMINAL DILAPIDATIONS SCHEDULE

1 Edward Street, Brighton, BN2 0JD

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| 80 | 3.7, 3.16 | Electrical | Basement electrical installation. | Corrosion to equipment | Replace corroded fittings and provide satisfactory test certifcate for installation. | | | | | | | |
| 81 | 3.4, 3.7, 3.16 | Building safety | Fire escape routes. | Stairs between basement and surface car park clogged with debris. | Clear all debris and leave fire escape routes clear. | | | | | | | |
| 82 | 3.4, 3.7, 3.16 | | Lighting protection. | Conductor noted to be loose in several areas. | Refix tape and provide current satsfactory test certificate. | | | | | | | |
| 83 | 3.7, 3.16 | | Generally | Evidence of compliance not provided | Undertake all necessary testing and inspection of residual hazards in accordance with | | | | | | | |
| | | | | | | | **Total:** | **£0.00** | **£0.00** | **£0.00** | **£0.00** | **£0.00** |
| | | | | | Sub-Total: | £0.00 | | | | | | |
| | | | | | Contractors Prelims, Access and OH&P (15%) | £0.00 | | | | | | |
| | | | | | Total: | £0.00 | | | | | | |

Signed: _____
**COH SURVEYORS**

Dated: 18 September 2024

**Annex D– Repairs Schedule**

COH surveyors
Crowther Overton-Hart

**Brief Schedule of Works (extracted from previous Terminal Schedule of Dilapidations) of works to be undertaken by tenant within 12 months from completion of the new lease**

| Item no. | Element | Item and material | Breach complained of | Remedial works required |
|---|---|---|---|---|
| 1 | Main flat roof | Asphalt covering with solar reflective paint | Build up of vegetation and debris | Remove vegetation and debris |
| | | | | |
| 2 | | | Solar paint flaking off | Remove flaking paint and apply new solar reflective paint |
| | | | | |
| 3 | | Metal capping to parapet walls | Build up of dirt | Wash down capping |
| | | | | |
| 4 | | Stone capping to parapet walls | Build up of lichen | Remove lichen |
| | | | | |
| 7 | Pitched roofs | Slate covered pitched roofs | Build up of lichen and moss to slates | Remove lichen and moss |
| | | | | |
| 8 | | Metal clad dormer windows | Build up of moss and lichen to cladding | Remove moss and lichen |
| | | | | |
| 9 | Perimeter parapet gutter | Asphalt covering with solar reflective paint | Build up of vegetation and debris | Remove vegetation and debris |
| | | | | |
| 10 | | | Solar paint flaking off | Remove flaking paint and apply new solar reflective paint |
| | | | | |
| 11 | | Lead capping to parapet walls | Damage/graffiti to capping | Replace damaged capping |
| | | | | |
| 12 | | | Build up of dirt | Wash down capping |
| | | | | |
| 14 | Plant flat roof | Asphalt covering with solar reflective paint | Build up of vegetation and debris | Remove vegetation and debris |
| | | | | |
| 15 | | | Solar paint flaking off | Remove flaking paint and apply new solar reflective paint |
| | | | | |
| 16 | | Painted timber access door | Decorations not undertaken in line with lease covenants | Redecorate |
| | | | | |

| Item no. | Element | Item and material | Breach complained of | Remedial works required |
|---|---|---|---|---|
| 17 | | Cladding/ductwork | Loose/missing section below parapet | Replace |
| | | | | |
| 19 | First floor balcony | Asphalt covering with solar reflective paint | Build up of vegetation and debris | Remove vegetation and debris |
| | | | | |
| 20 | | | Solar paint flaking off | Remove flaking paint and apply new solar reflective paint |
| | | | | |
| 21 | | Concrete deck | Corroding reinforcement | Undertake appropriate anti-carbonation treatment, repair concrete and leave ready for redecoration |
| | | | | |
| 22 | | Painted metal balustrading | Paint finish peeling off | Rub down and redecorate balustrading |
| | | | | |
| 23 | Main elevations, including front lightwell | Painted rendered masonry | Disturbed and poor repair to render finish where services enter building | Remove poor repair and rerender |
| | | | | |
| 24 | | | Decorations not undertaken in line with lease covenants and areas of graffiti | Remove graffiti and redecorate |
| | | | | |
| 25 | | | Ivy growth to rear elevation | Remove ivy growth |
| | | | | |
| 26 | | Painted concrete soffit and corbels to first floor balcony | Decorations not undertaken in line with lease covenants | Redecorate |
| | | | | |
| 27 | | Double-glazed powder-coated aluminium framed windows | Coating to frames failing | Recoat frames |
| | | | | |
| 28 | | | Evidence of water ingress internally | Reseal frames |
| | | | | |

| Item no. | Element | Item and material | Breach complained of | Remedial works required |
|---|---|---|---|---|
| 29 | | | Glazing dirty | Clean |
| 30 | | | Generally locks and sashes stiff | Service and overhaul windows |
| 31 | | Double-glazed powder-coated aluminium framed entrance doors, fanlight and screens | Coating to frames failing | Recoat frames unless replaced in 2025. |
| 32 | | | Corrosion to strike plate | Replace strike plate |
| 33 | | | Glazing dirty | Clean |
| 34 | | | Generally doors do not close fully | Service and overhaul doors |
| 35 | | Varnished timber doors with fanlight | Decorations not undertaken in line with lease covenants | Redecorate |
| 36 | | Coated metal louvres and grilles | Louvres and grilles dirty | Clean |
| 37 | | Painted timber louvred doors to gas meter cupboard | Hinges corroded and door dropped | Replace corroded hinges and rehang doors |
| 38 | | | Decorations not undertaken in line with lease covenants | Redecorate |
| 39 | | Gas meter cupboard | Debris to cupboard | Remove debris |
| 40 | | Painted metal downpipes and hoppers | Decorations not undertaken in line with lease covenants | Redecorate |
| 41 | | Painted metal railings and finials | Decorations not undertaken in line with lease covenants | Redecorate |
| 42 | | Galvanised metal door to carpark stairwell | Corrosion to lock plate | Replace corroded lock plate |

| Item no. | Element | Item and material | Breach complained of | Remedial works required |
|---|---|---|---|---|
| | | | | |
| 43 | Hard landscaping | Painted rendered masonry planters | Decorations not undertaken in line with lease covenants | Redecorate |
| | | | | |
| 44 | | Painted metal handrails to ramp | Decorations not undertaken in line with lease covenants | Redecorate |
| | | | | |

Signed as a deed by Priscilla Mary Padley
in the presence of:

.....
Priscilla Mary Padley

.....
SIGNATURE OF WITNESS

.....
WITNESS NAME

.....
WITNESS ADDRESS

THE CORPORATE SEAL of

**SECRETARY OF STATE FOR HOUSING,**

**COMMUNITIES AND LOCAL GOVERNMENT**

hereunto affixed is authenticated by

.....

Authorised by the Secretary of State

J. V. BENNETT
DEPUTY DIRECTOR.