Item	Description
1.0	**PRELIMINARIES**
1.1	**Scope of Work** - The scope of work mentioned herein this specification includes for the refurbishment of the property, including roof works. The Property is a Grade Two listed building. No deviation or modification is permitted in regard to the approved work, unless written consent from the C.A is provided firstly. In some instances, variations might require Listed Building Consent.
d)	The contractor is to allow for adapting and modifying the scaffold as many times that are necessary to complete the works safely, i.e., at no extra cost.
1.2	**Scaffold**
a)	The Contractor will be responsible for procuring the pavement licence from the Local Authority's' Highways Department and for paying all fees. At its cost, the Contractor is to prepare a photographic schedule of the condition of the surfaces of the public pavement at the front of the property in advance of the building of the scaffold, which is to be agreed with the CA. The Contractor will undertake to return the pavement on completion of the Works and following the striking of the scaffold in no worse condition than recorded in the schedule of condition. Any damage arising during the course of the work will be made good at the Contractor's cost, including replacing any cracked pavement slabs (i.e., not existing that were damaged as a result of the work).
b)	All ledges, roof surfaces and sills are to be swept down as the scaffold is removed.
1.8	**Access Scaffol**d - The scaffold needs to be designed and configured to facilitate access from the rear of the site. The transportation of materials and equipment will be from the rear of the site via the scaffold
2.0	**EXTERNAL AREAS**
	Contractors Design Work in this Section
2.1	**Roof above main building -** Attend to roof
2.2	**Temporary roof -** Design and install temporary roofs (i.e., above the main roof and the extension) with surface with rainwater drainage incorporated.
2.3	**Stripping roofs -** Strip roofs and salvage whole or otherwise undamaged tiles, set aside for reuse.
2.4	**Defective Roof Timbers and Gutters**
a)	Allow for stripping back tile covering, felt and timber battens to allow access to the side and front parapet gutters and valley gutter. Set aside tiles removed, store safely and refit on completion of repairs.

Item	Description
b)	Allow the provisional sum of £800 for replacing defective timber rafters. This sum is to be spent in accordance with the CA's instruction and is to be deducted in part or in whole if not expended.
2.5	**Coping Stones -** Remove stones and carefully set aside for reuse. Lower stones to ground and store under cover safely. Allow for refitting the stones on a new damp proof membrane.
2.6	**Gutter Linings -** Strip up felt and lead gutter linings to all the front side and central valley.
2.7	**Gutter Boarding -** Renew all gutter boarding to parapet and valley gutters using Grade A waterproof marine ply.
2.8	**Timber Bearer**
a)	The timber bearer beneath the central valley gutters is part decayed and requires repair.
b)	Expose timber bearer and introduce temporary supports to stabilise roof. Remover gutter and gutter linings.
c)	Allow for stripping internal finishes on the 1st floor to access the rotten timbers. This will include boarding and plaster lath finishes. Allow for reinstating disturbed finishes including this that have been effected by the water ingress.
d)	Cut out and replace defective timbers and splice in treated structural timber where replaced.
2.9	**Central Valley Gutter**
a)	The gutter, which is currently weathered with felt, is to be reconfigured and its width is to be widened.
b)	Allow for reconfiguring gutter by altering roof to accommodate widened gutter. As previously described gutter lining to be formed with Grade A 12 mm th water resistant timber ply. The ply gutter lining to extend around to the other parapet gutters. No steps are required.
2.10	**Gutter Lining -** Replace gutter lining. New gutter lining to be Code 6 lead and is to be provided and laid strictly in accordance with the Lead Sheet Advisory Association's recommendations. Lay new lead on Geo-textile o similar felt.
2.11	**Gutter Lining Joints -** Length of lead gutter lining not to exceed that recommended by the Lead Sheet Advisory Association and mentioned in the Grey Books. Lengths of lead lining to be connected and joined together by T-Pren Expansion Joints. The T-Pren Expansion joints are to be installed strictly in accordance with the manufacturer's instructions and recommendations.
2.12	**Cover flashing -** Fit cover flashing dressed over parapet weathering upstand formed by gutter lining, using Code 4 lead.
2.13	**Coping Stones Refitting -** Refit coping stones previously set aside. Point in coping stone joints with 1:3 cement and sharp sand mix. Form neat joint as work proceeds.

Item	Description
2.14	**Roof Space Gutter Drainage Trough**
a)	Access roof space through connecting front parapet gutter with central valley gutter. Clean out trough and remove existing lining. Undertake any repairs required. Line trough following repairs with code 6 lead. Solder ends to lead upstand and gutters.
b)	Test trough gutter for leaks before reinstating roof.
2.15	**Roof Covering Reinstatement -** Reinstate roof slopes. Provide new felt and battens. Replace any damaged tiles. Damaged tiles shall mean any that are cracked or are not whole tiles. New tiles to be natural clay handmade nibbed (not timber pegged). Allow for supplementing shortfall of tiles by supplying tiles to match in both colour size and texture of existing.
2.16	**All Other Roof Slopes -** Overhaul all other roof slopes, including the mono pitch roof above the side extension (i.e., above the ground floor retail area). Replace any damaged tiles. As before described, damaged tiles shall mean any that are cracked or are not whole tiles. New tiles to be natural clay handmade nibbed (not timber pegged).
2.17	**Ridge Tiles - Main Roofs -** Remove loose pointing from joints between ridge tiles. Point in joints with cement and sharp sand mix 1:3.
2.18	**Roof Spaces -** Remove any redundant wiring, conduit, pipework or water tanks from the roof spaces.
2.19	**Roof Space Insulation -** Remove any existing old roof insulation. Supply and lay new 200 mm thick fibreglass insulation over 1st floor ceiling joists in the front roof void of the roof (being worked on).
2.20	**Moss - Roof Tiles -** Remove moss from all roof tiles
2.21	**Gutters**
a)	Clean out all gutters and wash thoroughly and remove accumulated debris. All gutters shall mean every gutter whether it serves the main building or the out buildings.
b)	Check gutter joints for leaks. Where leaking joints are encountered, treat and repair.
2.22	**Existing Downpipe - Attached Right Hand Flank Elevation -** Allow for securing loose existing uPVC downpipe above side extension roof. Refix downpipe by introducing additional clips, plugged and screwed in brickwork of flank wall.
2.23	**Lead Lined Chimney Gutters -** Allow for cleaning out all chimney gutters and removing debris.
2.24	**Missing Gutter and Downpipe – Rear Extension Building -** Install and reinstate missing gutter and downpipe. Downpipe and gutter to be black uPVC. Allow for also fitting new treated sw gutter board to attach gutter to. Include gutter boarding in with the decorations.

Item	Description
2.25	**Existing Lead Flashing**
a)	Check all lead flashing, including the main building and the rear extension building. Remove loose cement and rake out joints that received the top edge of the lead flashing, throughout.
b)	Make good all joints with Everflex Lead Mate Sealant Grey EVBLEAD (or similar) low modulus neutral cure.
2.26	**Existing Cement Fillet Flashing -** Break up and hack off loose cracked and friable cement fillets to out buildings and replace using cover bayonet lead flashing and zinc soakers
2.27	**Translucent uPVC Sheet Conservatory Roof -** Following the removal of the ply protection, allow for overhauling roof. Replace any damaged panels of roof sheeting. Allow the provisional sum of £650 for the repairs to the roof. Expend provisional sum as directed by CA. This sum to be deducted in part or in whole if not expended.
2.28	**Rear Extension Building -** For clarity, the rear extension building adjoins the conservatory. The conservatory occurs between the rear elevation of the main building and the rear extension building. Any work referred to, also includes the "Extension Adjoining Building" that abuts the rear elevation of the rear extension building.
2.29	**Structural Repairs to the Rear Extension Building -** Allow for introducing any structural propping required. Allow for removing the exiting scaffold shoring when it is structurally safe to do so.
2.30	**Brickwork Rear Extension Building**
a)	Rake out loose material from joints between bricks . Prepare sample of pointing to brickwork and seek approval from the CA before proceeding. Approval must be sought before proceeding.
b)	Allow for preparing mix to be used for repointing brickwork to include hydrated lime. Colour and texture of pointing to resemble existing the colour and texture of existing whole areas of pointing used in the construction of the walls of the rear extension building.
2.31	**Rear Extension and Rear Adjoining Building Roofs**
a)	Design and provide temporary roof above rear extension roof.
b)	Strip and remove the existing concrete single lap covering and the clay tile roof beneath. Remove facias and gutter boards. Remove battens and felt. Remove rainwater goods including gutters brackets and downpipe.
c)	Protect the vaulted internal soffit beneath at all times and support as required.
d)	Following the removal of the roof covering undertake survey of roof timbers and other structure with CA and agree repair work required. Allow the provisional sum of £600 for any roof repairs. This sum to be expended as instructed by the CA and to be deducted in part or in whole if not expended.
e)	Place 1,000-gauge polythene vapour barrier over ceiling joists beneath. Cut between joists and Insert Rockwool insulation slabs.
f)	Cover the roof area with reinforced slaters felt to BS 5534.

Item	Description
g)	Installed and fix C16 treated sawn battens to roof rafters with a moisture content of not more than 22% at the time of fixing.
h)	Supply and lay double lap Clay tiles to BES 6001 to rear extension roof. Clay tiles are to be Ashdowne Marley, or similar. Tiles to be laid strictly in accordance with the manufacturer's recommendations.
i)	Provide and fit clay plain clay half round ridge tiles to match laid strictly in accordance with the manufacturers' recommendations.
j)	Provide softwood wrot treated facia boards.
k)	Provide and fit treated wrot softwood gutter board and enclosing fascia board with proprietary uPVC facia vent.
l)	Include all new roof softwood wrot timber surfaces in with decorations.
m)	Provide new uPVC half round black gutters to eaves of new roof, attached to new painted boards (previously mentioned in this specification) with clips fitted and appropriate centres, with stop ends and swan necks. Supply and fit 64 mm dia black round uPVC rainwater downpipes to gutters swan necks attached to brick work behind with similar clips.
2.32	**Rear Outbuilding Gutters**
a)	For reference, the rear outbuilding is a detached structure closet to the entrance to the car park and the service road. No work is included in this specification, to the rear outbuilding with the exception of decorating the external surfaces and installing missing gutters.
b)	Allow for installing wrot sw treated gutter boards. Supply and fit uPVC gutters to both front and rear of outbuilding supported by similar clips. Fit swan necks and stop ends to gutters. Supply and fit uPVC downpipes connected to gutters.
	End of Contractors Design Work in this Section
2.33	**Windows**
a)	Overhaul all double hung sash windows. Overhaul shall mean:
b)	Freeing sashes that are paint stuck.
c)	Removing staff beads and parting beads and replacing these where they are broken.
d)	Rubbing down and abrading the edges and applying wax.
e)	Replacing sash cords with woven nylon sash cords.
f)	Replacing pullies.
g)	Refitting the sashes on completion and renewing parting beads.
h)	Fitting Brighton sash fasteners (following the removal of existing).
	Note – the window joinery is to be decorated internally (as well as externally) without exception, including sashes frames and architraves.
2.34	**Timber Window Sills**
a)	Allow for scraping down loose paint from window sills and agreeing a schedule of repairs (for the sills). (Note – conservatory joinery not included in this section but mentioned further in this specification).

Item	Description
b)	Allow the provisional some of £800 for the repairs to the window sills. The provisional sum is to be expended as directed by the CA. Furthermore, it is to be deducted in part or in whole if not expended.
c)	Repairs shall mean cutting out rotten timber. The areas are to be filled with two pack fibre glass body repair filler and rubbed down.
2.35	**Rear Extension Adjoining Building Window**
a)	The existing fixed light window is decayed and the glazing is cracked and damaged.
b)	Replace fixed window light. Allow for removing existing unit and disposing of. Make up fixed light window unit from treated wrot sw with hardwood sill with 4 mm th OQCG, held in place with steel sprigs and linseed oil putty. Allow for making good any disturbed internal or external surfaces. Include internal and external surfaces in with the decorations.
c)	Apply and insert mastic joint between the new joinery and the head and reveals.
2.36	**Rear Extension Adjoining Building - Door**
a)	The existing external door and frame are decayed and requires replacing.
b)	Remove and replace door and frame.
c)	New door to resemble existing door and frame. Replacement frame is to be of hardwood construction. Door to comprise softwood boarded construction (to resemble existing configuration) with hardwood weatherboard. Provide and fit Stainless-steel “D” handle. Door to be hung on 1½ steel hinges. Supply and fit mortice lock with panic snib (to be presented internally).
d)	Include internal and external door and frame surfaces in with the decorations.
2.37	**Conservatory joinery (excluding external doors)**
a)	Scrape down surfaces of conservatory and agree schedule of work with CA.
b)	Allow the provisional sum of £3,500 for the repairs to conservatory joinery including replacement of casements and frames.The provisional sum is to be expended as directed buy the CA. Furthermore, it is to be deducted in part or whole if not expended.
c)	Work to external doors of conservatory mentioned elsewhere in this specification (below).
2.38	**Conservatory External Doors**
a)	Doors are decayed and to be replaced.
b)	Remove and replace the two doors. The configuration of the two new doors is to replicate the two doors being replaced. The two new doors are to be made to measure, constructed of sustainable hardwood timber and part ½ glazed using 6mm thick toughened safety glass. The base of the doors are to be provided with a hard wood throated weather board. Each door to be hung on 1½ pairs of hinges.
c)	Fit mortice lock to door complete with top and lower integrated bolts. Work to include for all modification necessary to the frame and threshold, including if necessary, the introduction of replacement timber.
d)	Include internal and external door surfaces in with the decorations.

Item	Description
2.39	**Stone Sub-Sill -** Replace missing corner of first floor front subsill. Repair to include drilling in stainless-steel dowel bars and making good with a proprietary two pack repair system.
2.40	**Rear Extension Building External Door**
a)	The door forms a fire escape exit and doesn't comply.
b)	Remove existing door and dispose of/cart away.
c)	Supply and fit 1hr external grade fire blank door in frame hung on 1½ prs of steel butt hinges. Fit solid hard wood throated weather board to base of door. Fit timber throated drip to head of door. Fit stainless-steel "D" handle to outside of door.
d)	Door to be fitted with panic bar bolt. Door to be painted red.
e)	Fit sign applied to internal – face of door FIRE ESCAPE
f)	Fit illuminated sign internally with running man above escape door. Power supply to the sign to be connected to the emergency lighting.
g)	Fit external sign stating "Fire Escape Exit – Do Not Obstruct Door. Install two steel posts in front of door with peg bases concreted into position, painted with red and yellow hoops, 100 mm diameter.
2.41	**Decorations - External Surfaces**
a)	Allow for decorating all surfaces. There are no previously decorated surfaces that are not to be included and decorated. All new timber and render surfaces are also to be included and decorated. All surfaces are to be prepared and brought forward as allowed for in this specification.
b)	Joinery surfaces: prime or spot prime (do not use primer/undercoat but apply a separate primer), apply one undercoat and on one top cot in oil.
c)	Stucco rendering & painted brickwork : apply one application of stabiliser, one mist coat and two full coats of Macphersons Powerkote.
d)	Metal surfaces - Prime or spot prime, with Red Oxide Paint and two coats of Hammerite black metal paint
e)	Insides of gutters – Apply bitumastic gutter paint.
3.0	**EXTERNAL AREAS**
3.1	**Brickwork of Boundary Walls**
a)	Allow the provisional area of 4M² for raking out loose jointing material and repointing the brickwork of the boundary walls.
b)	The provisional area will be subject to measurement on completion of the work. Any savings made will result in reduction in the cost of this item.
4.0	**INTERNAL**
4.1	**Drainage**

Item	Description
a)	The drainage run between the internal toilet and the manhole is partly obstructed, Allow for arranging for a CCTV survey and test of the below ground drainage and submit report. The exploratory work will include for the temporary removal and refitting of the toilet basin and the cost of this must be included. The cost of the survey and report is to be met by the Contractor.
b)	Allow the provisional sum of £1,900 for any repairs necessary to the sub ground drainage including jetting through the system.
4.2	**Remedial Work Following Structural Repairs**
a)	As mentioned elsewhere in this specification, attend to damaged defective and missing plaster, disturbed previously or and as a result of the structural repairs undertaken to the timber beam on the first floor, including on the first-floor landing and in the office and storage rooms. This will include both the ceiling and wall and partition surfaces.. Repair any damaged or otherwise defective timber and make good to the plaster. Reinstate any defective lath and plaster areas.
b)	Reinstate any joinery damaged previously or during the course of the work.
c)	Include all surfaces in with the decorations.
4.3	**Electrical Test -** Undertake survey and carry out test in accidence with IEE recommendations. Provide report at early stage of the project to determine and outline any defects.
4.4	**Electrical Repairs and Improvements -** Allow the provisional sum of £1,200 for any repairs or improvements required. This sum is to be expended as directed by the CA and is to be deducted in part or in whole if not expended.
4.5	**Fire Alarm -** Arrange and pay all costs involved in testing the fire alarm system on completion of work. Test to include smoke heads. Confirm system complies with the regulations and codes.
4.6	**Emergency Lighting -** Arrange and pay all costs involved in testing the emergency lighting system on completion of work. Test to include all fittings. Confirm system complies with the regulations and codes.
	Add
4.7	**New Conservatory Roof -** Remove existing roof covering and side glazed wall then clear form site. Construct new C24 200x47 roof with rafters together with wall plates and SHS post supporting Left Hand Side front corner. Tongue and groove roof deck the Fibre glass roof covering together with all required trims and flashings. Insulate same with 100mm PIR insulation and internally finish to plasterboard then plaster/tape and joint.

Item	Description
4.8	**Conservatory Wall Construction** - 110x47mm timber with 12mm OSB cladding, vapour layer 25x38mm batten with shiplap over. Internally 100mm insulation.
4.9	**Right Hand rubble wall** - Allow to demolish significantly impact damaged Right Hand rubble wall and cart away the excess stones/debris. Which is currently a health and safety concern. Allow to install a 2.1m high, concrete posts and single 300mm high concrete gravel board, timber rails and close board fence.
4.10	**Asbestos** - Removal of Asbestos including 4x Cement fireplace panels, 22m2 floor tiles, 1x cement chimney panel and cement undercloaking
4.11	**Vinyl Flooring** - Install 22m2 of new vinyl floor tiles in the kitchen