	The Works	**Quantity**	**Unit**		
	To be read in conjunction with the General and Specific Preliminaries at Part 1; include for all requirements and everything necessary to complete the works within these sections/items other than general preliminary costs to be priced for the whole contract in that section.				
A	**General**				
A1	The works are to be carried out to occupied dwellings; comply at all times with the requirements set out in the Preliminaries in relation to staff in occupation and visitors to the building. Include for all access arrangements and all temporary forms of protection to the building and the like during the works as preliminaries. - No windows to be left open overnight or when the site in unoccupied. - Provide temporary weather protection necessary for protection in the form of sheeting over open windows when left open in inclement weather and over roofs where tiles have been removed due for replacement.				
A2	It is important to note the building is Grade II listed and therefore, all materials specified must be carefully considered to ensure no detrimental effect is caused to the existing materials by the introduction of the new materials.				
A3	Allow for external surveys and inspections to all elevations accompanied by the CA when access is available to agree full scope of repairs.				
A4	The contractor is to allow for a photographic schedule of condition to be undertaken of the exterior of the building for the avoidance of doubt about any damage if it is caused.				
A5	The Contractor is reminded that the Client reserves the right to abstract specified items as may be required and no claim will be entertained from the Contractor in this respect for any cost reimbursement.				
B	**Asbestos**				

	Employ a specialist to carry out an Asbestos Refurbishment and Demolition Survey prior to works commencing through lead-in period to cover areas to be worked on externally and submit report to CA.				
C	**Drainage** N/A				
D	**Scaffolding** Allow for the provision of access scaffold to all elevations, the subject of these works, to be suitably designed to afford the necessary safe, working access for all works described herein, and any other works not specifically mentioned, but reasonably anticipated for the repair of the roof coverings, decorations and associated repairs to include works to the chimneys. The scaffold is to be designed to allow access to all elevations and must include unimpeded access to the frontages to the retail units on ground floor. All works to be in accordance with the HSE, NASC and FISE guidelines, regulations and requirements. The contractor is to allow for all costs for licences required for working on public highways. Scaffold must be designed to ensure the public are fully protected to include full netting, double boarded working platforms, illuminated and cushioned poles at ground floor level, temporary lighting in and around ground floor level as a minimum. An alarm will be required to all elevations due to the building being used as a bank.				
E	**Protection of Existing Services** Retain and protect digital TV cables, satellite dishes, TV masts, lightning protection system and external bulkhead lights etc where mounted on elevations and in close proximity to the windows/doors. - Neatly refix any disturbed cables to the structure with suitable clips.				

F	**On Completion** Before Practical Completion provide to the CA one copy of a maintenance manual in a four-ring binder with hard cover, indexed, divided and appropriately cover titled with the following information and advice: - Details of decoration works - products used. - Details of any replacement ironmongery and components for each window (if replaced). - An O&M manual covering all M&E works with as built drawing. - Certification for all mechanical and electrical works undertaken as part of the works.				
	MAIN WORKS				
1.00	**REPAIRS**				
	EXTERNAL				
	Roofing and rainwater goods				
	Main roofs				
1.1	Carefully remove damaged and defective clay roof tiles and replace with tiles to match existing.				
1.2	**Provisional quantity.** Carefully remove damaged and defective roof slates and replace with tiles to match existing.				
1.3	**Provisional quantity**. Rake out failed pointing to hip and ridge tiles and repoint with a lime based mortar. Mortar to match existing as far as practicable with regards to colour, texture and strength.				
1.4	**Provisional quantity**. Allow to cut out defective sections of soffit and fascia boards where required and neatly scarf in a new section with a similar timber and leave ready for decoration. Prime all externally fitted timber prior to fitting.				
1.5	Allow to cut out defective sections of barge board where required and neatly scarf in a new section with a similar board and leave ready for decoration. Prime all externally fitted timber prior to fitting.				
1.6	Clean down all roof lights using a light, non abrasive cleaning solution. Allow to lubricate all moving parts using acid free lubricant.				

	Flat roof area				
1.7	Flat roof area - Replace pea shingle to flat roof where areas are bare. Cut out defective edges to and reform to flat roof.				
1.8	Roof area surrounding Turret - Bulge to roof. Carefully remove railings/roof turret and set aside to be reused. Remove existing asphalt, replace defective timbers. Apply new asphalt to roof, solar reflective paint and reinstate roof turret and railings.				
1.9	Remove damaged/ cracked roof lantern to the flat roof. Supply and fit Korniche Aluminium Flat Roof Window Lantern in white. Allow to remove and replace lead flashing around light and ensure the seal to the light is fully sealed and watertight.				
1.10	Cut out defective asphalt to edge of flat roof where it has slumped. Allow to reform edges to match existing in texture and strength.				
1.11	Clean out all rainwater goods to include gutters, downpipes and gullies and leave in free flowing condition. Allow to run a live flood test prior to removing scaffold.				
	Masonry				
1.12	**Provisional quantity**. Repointing of brickwork - allow to rake out loose and defective areas of pointing to all elevations at various locations in small and larger patches in a lime based mortar, to match existing colour, strength and texture.				
1.13	Using the DOFF steam high pressure steam system, clean brickwork and stone to all elevations where exposed and not painted. Amount and locations to be agreed with CA on inspection when scaffold available to remove moss and staining etc.				

	External windows and doors				
1.14	Check all doors and windows for functionality prior to painting. Allow to overhaul windows and doors. Works to include easing and adjusting to allow for proper opening and closing. - Clean and lubricate door hardware with a 'light acid free' lubricant; ease and adjust locking. - Overhaul sliding sash windows where required. Works to include removing and refitting parting and stop beads, remove and refit sliding sashes/ replace sash cords, plane sash and leave in good working order.				
1.15	Clean glazing and frames etc inside and out; leave glass and ironmongery clean and free from smears and scratches on completion of the works.				
1.16	Timber repairs to frames (scarf repair 25x100x150mm). Cut back timber until unaffected timber is evident. All timber must be primed prior to fitting. Works to include filling where required with a suitable wood filler where required, rub down and leave ready for decoration.				
1.17	Replace defective hardwood cills to frames. Cut back timber cills until unaffected timber is evident. Timber must be primed prior to fitting. Works to include filling where required with a suitable wood filler where required, rub down and leave ready for decoration.				
1.18	**Provisional quantity**. Allow for remedial repairs to the rainwater goods. All RWG's must be left clean and good working order on works completion.d at the sole discretion of the CA.				

2.00	**DECORATIONS** **Notes for External Decorations:** - **Masonry and internal paint for plasterwork** - Due to the Grade II listed status of the building, Limebase products are to be used for the external walls. The contractor should allow for a minimum of 3 coats to be applied and these must be applied one coat per day as per manufacturers instructions. - All colours to match existing. - See preliminaries for protection of services and associated equipment. - Thoroughly wash down, prepare and redecorate all previously decorated and repaired surfaces as scheduled, in accordance with the manufacturers specifications. - On completion of the works clean glazing to windows and doors and frames prior to removal of access scaffolding etc. - Temporarily unclip cables. as required for the decoration works. At completion re-clip all cables in neat, unobtrusive groups and routes, including all loose and hanging cables. **NB:** Contractor to assess and prepare all external surfaces and remove defective paint coatings and to have included for all costs. Thoroughly rub and clean down metal railings on roof. Treat with a minimum of 2no coats of Hammerite Direct to Rust Hammered black metal paint. **EXTERNAL** **Joinery**				
2.1	Rub down and prepare all previously painted window frames and sashes Prime, bring forward bare areas; apply one Crown Trace Stronghold Exterior Primer Undercoat and two coats of Crown Trade Stronghold Exterior Gloss decoration. All colours are to match existing. Preparation and decorations to be undertaken in accordance with the manufacturer's instructions.				

2.2	Rub down and prepare all previously painted barge, soffit and fascia boards. Prime, bring forward bare areas; apply one Crown Trace Stronghold Exterior Primer Undercoat and two coats of Crown Trade Stronghold Exterior Gloss decoration. All colours are to match existing. Preparation and decorations to be undertaken in accordance with the manufacturer's instructions.			
	Masonry			
2.3	On completion of repointing, remove flaking and defective paint, rub down and prepare all previously painted masonry and leave ready for decoration.			
2.4	Apply a minimum of 3 no coats of St Astier Lime Paint SB to all previously painted surfaces to all elevations in accordance with the manufacturers instructions. Paint only to first floor and above walls.			
	Rainwater Goods			
2.5	Rub down and prepare all previously painted cast iron rainwater goods. Bring forward bare areas and apply Dulux Metalshield anti corrosion primer; apply minimum of two coats of Dulux Metal shield Gloss. All colours are to match existing. To include all external metalwork - downpipes, brackets, gutters, hoppers. Preparation and decorations in accordance with the manufacturer's instructions.			