T&D Group

Scope - Nationwide Alfreton, High St, Derbyshire, DE55 7DR

1	Access & Enabling Works
1.1	Scaffold Design - Alterations to the Front Access scaffolding. Handrails to LH & RH Side of Pitched Roof for Collective Protection. Rear Elevation to Access Rear Windows,Pediments and roof. Scaffold Hoist to Safely Move Materials up to Roof and Waste Down
1.2	Scaffold - Weekly Hire of Front Elevation
1.3	Additional Scaffold to Front Elevation for the 2No. Pediments.
1.4	Rear Scaffold Access to Pitched Roof & 2No. Rear Pediments
1.5	Scaffold to the Rear Render Above the Rear Yard
1.6	Scaffold Hoist Front Elevation for the duration of works.
1.7	Hoist - Per Week
1.8	Erection/Dismantle
1.9	Commissioning
1. 10	Monthly On Site Inspections - Compulsory - Every 4 weeks
1. 11	Transport
1. 12	Power Supply for Geda Hoist - 10 KVA generator - Per Week
1 . 13	Bumper hoist for the rear elevation
2	Front Elevation
2.1	ACM Verge Boards – Prior to the removal of the roof covering, allow for a licensed asbestos specialist to attend site to safely remove and dispose of the confirmed asbestos-containing verge boards. All works are to be carried out in accordance with the relevant asbestos regulations, with appropriate waste consignment documentation provided upon completion.
2.2	Pitched Roof - Affected by fire from neighbouring property RH Side. Original clay hand made tiles. BS 7471F Underlay with treated battens. The tiles to the Bonding Gutter are not catching a batten or fixed into a batten. Tiles Glued. Fully remove and replace the front elevation with new Hawkins clay tiles to match RH side neighbours new Roof.
2.3	Pitched Roof Insulation - Subject to Building Regs, Install Insulation as Per the Building Regs specification
2.4	2No. Hipped Dormers - Mortarwork to both Pedimens are in poor condition. Erect Scaffold onto the Roof to access. Strip off and Replace. Replace Ridge/HipTiles wilth Mechanically Fixed Dry ridge/Hip.
2.5	Leadwork to the 2No. Front Pediments - In one piece. Lead split in the centre. To replace, remove the PVC window.Install New Code 5 Lead Aprons with correct detail to the Vertical Mullions. Strip off the Vertical Tile Hanging. Install Lead to the Vertical Mullions in lieu of PVC and Rotten Timber. Re-Tile the Vertical Cheeks. (If Planning allow, omit tiles and replace in Lead)
2.6	Fascia & Cast Iron Guttering – The existing cast iron gutter has dropped due to failed fixings and the deterioration of the supporting timber fascia, creating a low point directly above the ATM. As a result, the gutter is unable to discharge effectively to either the left- or right-hand outlets, causing water to pond, overflow to the rear of the gutter, and track down the external wall. This is considered to be the primary cause of the water ingress affecting the front right-hand side of the building. Allow to carefully remove the existing cast iron guttering and defective timber fascia. Replace the fascia with new treated timber, fully prepare and redecorate to match the existing finish. Install new cast iron guttering, ensuring the correct falls are achieved to both outlets with suitable fixings throughout. Upon completion, carry out a full water test to confirm the system is operating correctly and all rainwater is discharging as intended.
2.7	HighLevel - Render – The existing render is showing signs of age-related deterioration and previous repairs, with visible cracking evident to the front elevation. Allow to remove all historic scaffold tie fixings and make good the affected areas. Carry out a tap test to the entire rendered elevation to identify any hollow or debonded sections. Carefully remove all defective render as required and reinstate on a like-for-like basis, ensuring the new repairs match the existing profile, texture and finish. An allowance of 3m² has been included for these repairs.

2.8	High Level – Façade - Redecorate the entire elevation to match the existing finish, using conservation approved paint products.
2.9	Windows - No Works - PVC Double Glazed
2. 10	Mid-Level Lead Apron (Above Signage) – The existing lead apron flashing has been installed in excessive lengths, exceeding the recommended maximum bay length of 1.5 metres, resulting in thermal movement and splitting. The lead is also poorly dressed and has fractured in several locations. Allow to carefully remove the existing defective lead flashing and replace with new Code-compliant leadwork, installed in accordance with current Lead Sheet Association (LSA) guidelines. Form the flashing in suitable bay lengths with appropriate laps and fixings, ensuring the lead is correctly dressed and weathered to provide a durable, watertight finish. Works to be completed follwing scaffold strike OOH.
2. 11	Left-Hand Rainwater Downpipe – The existing left-hand rainwater downpipe discharges into the pavement and is currently blocked. During the initial survey, the drain could not be jetted due to the volume of passing pedestrian traffic, and the discharge route could not be established. Allow for an out-of-hours return visit to jet and investigate the drainage system. Should the existing drain be found to be defective or unable to discharge correctly, allow for the potential installation of a new drainage connection beneath the existing pavement, discharging into the highway drainage system, subject to the findings of the investigation and any necessary statutory approvals.
2. 12	Insulation - Subject to Building Regs, Install Insulation as Per the Building Regs specification
3	Rear Elevation
3.1	Condensers – Prior to scaffold erection, the existing air conditioning condensers are contaminated with bird guano. Allow for specialist removal and cleaning of the guano in accordance with the appropriate health and safety requirements before works commence. Following completion of the cleaning, install suitable bird deterrent measures, including bird netting or an approved equivalent, to minimise future guano build-up and protect the condensers.
3.2	ACM Verge Boards – Prior to the removal of the roof covering, allow for a licensed asbestos specialist to attend site to safely remove and dispose of the confirmed asbestos-containing verge boards. All works are to be carried out in accordance with the relevant asbestos regulations, with appropriate waste consignment documentation provided upon completion.
3.3	Rear Pitched Roof – The existing roof is finished with original handmade clay tiles laid on BS 747 Type 1F bituminous felt and treated timber battens. The roof covering, underlay and fixings have reached the end of their serviceable life, with deterioration affecting the long-term performance of the roof. Allow for the complete removal of the existing rear roof covering, including tiles, battens and underlay. Install new breathable roofing membrane, treated timber battens and new Hawkins clay tiles to match the neighbouring right-hand property's recently replaced roof, together with all associated ridges, hips, verges, leadwork and fixings as required. Complete the installation in accordance with the manufacturer's recommendations and current British Standards to provide a fully weatherproof roof.
3.4	Pitched Roof Insulation - Subject to Building Regs, Install Insulation as Per the Building Regs specification
3.5	High-Level Pitched Roof Dormers – Inspect the existing lead apron flashings and replace where signs of cracking or failure are identified. The dormer windows will require temporary removal to facilitate these works. Install new lead flashings to all dormer abutments upon completion.
3.6	High Level - Carefully remove defective sections of timber fascia and replace with new. Upon completion, fully prepare and redecorate all affected areas to match the existing finish.
3.7	High/ Mid Level – Rainwater Goods - Remove defective high level rainwater pipes and guttering and replace with new to match the existing system, installing deep-flow guttering where possible.
3.8	High Level - Dormer Windows - Timber Stained -High Level – Windows – Carry out minor splice repairs as required to two casement window Prepare all timber surfaces and redecorate to match the existing finish, ensuring full weather protection and a uniform appearance. Security bars are to be removed and reinstated upon completion, then decorated. Windows are to receive decoration both internally and externally.

3.9	Mid and Low Level – Windows (Timber Stained)and Door – Carry out minor splice repairs as required to the severn casement windows and one door. Prepare all timber surfaces and redecorate to match the existing finish, ensuring full weather protection and a uniform appearance. Security bars are to be removed and reinstated upon completion, then decorated. Windows are to receive decoration both internally and externally.
3. 10	Rear Render – Carry out a hammer test to the existing render to identify any hollow or debonded areas. Allow for localised like-for-like render repairs where defects are identified. An allowance of 3m² has been included for these repairs.
3. 11	Rear Render – The existing render is heavily stained and the paint finish is deteriorating. Allow to remove all loose and flaking paint, fully prepare the surface, and redecorate the entire rear elevation to match the existing finish.
3. 12	Rear Yard- Foliage and Previous Construction Waste left in Yard. Clear Foliage and Waste. Clean the Rear Yard with Pressure Washer. Waste removed using Enva waste services
3. 13	Upper Garden – The garden is heavily overgrown. Allow to strim and clear all vegetation, clean the pathways, and remove all arisings from site, leaving the area clean and tidy.
3. 14	Lower Rear Yard – Following the clearance of all vegetation and removal of arisings from site, carry out repairs to the retaining wall where multiple areas of brickwork have become spalled. Carefully cut out and replace damaged bricks on a like-for-like basis, then undertake localised repointing to all affected areas using a mortar to match the existing in colour, texture and profile. An allowance has been made for 50no brickwork repairs and 5 M2 of repointing
3. 15	Mid-Level Flat Roof – Following removal of the access scaffold, carry out the remedial roofing works in accordance with the Tor specification dated 8th July. The flat roof areas to the rear fire escape and balconies are currently covered with an aged but generally sound felt system. Previous remedial works have been undertaken using a carrier membrane and liquid-applied coating to the perimeter; however, these repairs have proven unsuccessful. Allow to remove the existing poorly adhered overcoat and any associated hard-edge transition details. Thoroughly clean and prepare the existing roof surface, apply a suitable bitumen primer, and install a vapour control layer in accordance with the specification. The existing upstands currently measure approximately 100mm and shall be increased to a minimum of 150mm to comply with current best practice. Once the substrate has been fully prepared, install the Tor Elastaseal Z System strictly in accordance with the manufacturer's recommendations and the Tor specification. Upon completion of the roofing works, carry out all necessary like-for-like render repairs to the upstands and adjacent elevations where render has been removed to facilitate the increased upstand height, leaving the installation fully weatherproof and complete.
3. 16	Drainage – Following the recent CCTV drainage survey, multiple defects have been identified within the existing drainage system. Remedial works are required to restore the system to full working order. The areas requiring remedial action are detailed below: - 1.3 m Picote/chain flail and insert a 1m long CIPR Patch - 2.1 m Picote/Chain flail and install 2 x CIPR Patch repairs - 0.9m HPWJ and install a CIPR Patch repair - 2.0 m Picote/chain flail and install a CIPR Patch repair
4	Internals
4.1	Front Elevation – Right-Hand Side – Carry out localised plaster repairs to the bulkhead ceiling where water damage has occurred as a result of the leaking gutter above. Once repairs are complete, fully prepare and redecorate the affected area to match the existing finish. This allowance is limited to essential repairs only, as the area appears to be infrequently accessed and is not considered a primary occupied space.
4.2	Ceiling Tiles – Allow to replace all damaged ceiling tiles to the ground and first floors on a like-for-like basis. Where ceiling tiles incorporate or provide access to smoke detectors, fire alarm devices or other life safety systems, replacement may require the attendance of a Fire Alarm Engineer to isolate, remove and reinstate the associated equipment. Any such attendance is excluded from this allowance and may be subject to additional costs. 1 Box has been allowed for.

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