

Outline Specification
at
Wrenbury Court, 16-18 Eldon Road, Reading, RG1 4DL

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1.	The work described below is to address water ingress and dampness problems at Wrenbury Court, 16-18 Eldon Road, Reading, RG1 4DL to: • The two storey rear right hand extension serving the staircase to Flat 6. • The single storey right hand front porch. • The two storey right hand set back bay.	
2.	The works described below include: • Renewal of the lead flat roof, associated rainwater goods, renewal of external render and provision of a passivent to the two storey rear extension. • Removal of the hatch to the front porch roof, renewal of the lead covering and associated timber decking repairs. • Redirection of existing rainwater goods to the two storey set back bay and clearance of moss growth.	
3.	Health and safety is of prime concern for this project. Risk assessments and a method statement that describes a safe method of working will be required for surveyor approval. CDM regulations 2015 will apply to the works. Pre-construction information will be provided to enable a Construction Phase Health & Safety Plan is to be produced prior to commencing the works.	
4.	Whilst a formal set of contract documents will not be provided the standard conditions of the JCT Minor Works Building Contract 2016 will apply. Insurance for the works will be the contractor's responsibility. Insurance for the existing building will be the client's responsibility. Payment terms will be 14 days.	
5.	The contractor is to provide current, valid insurance documents for the works before commencement.	
6.	Access at height will be required to work on the second floor roof and exterior faces of the extension, two storey set back bay and front porch. Access is unlikely to be allowed to the neighbouring property on the right hand side at the rear of the property.	
7.	Provide a fully boarded scaffold to all the work areas. • Include for scaffold lifts to enable access to the extension roofs at second and first floor levels and for works to the render elevations, the front elevation porch roof and safe access up to the set back bay roof.	

	• Allow for all fans, brick guards and protection for persons generally and for persons using the front and rear entrances to the building and paved areas. Neighbouring buildings are to be protected. • Allow sufficient hire period to complete the works and to strike and remove from the site immediately upon completion. • All access for scaffolder's vehicles must be closely supervised and any problems or damage reported to the surveyor immediately. • All ladders to ground level are to be removed at the night to prevent unauthorised access to the scaffold.	
8.	Provide an electronic scaffold alarm. Make arrangements for an electrical supply, for locating the control switch and for action in case of activation and for re-setting of the alarm.	
	<u>Rear Extension Works</u>	
	<u>Roofing</u>	
9.	Carefully take up the existing lead flat roof covering, including upstands and flashings at second floor level and cart away. Approximate area: 8m²	
10.	Allow a provisional sum of £750.00 for repairs to the existing decking to be expended in part or full by the contract administrator.	£750.00
11.	Supply and fix Code 4 leadwork laid over new underlay to BS747 with 50mm wood rolls in accordance with the Lead Development Association's recommendations, including upstands and flashings and formation of valley gutter. Treat leadwork in two coats of patination oil upon completion. Allow 8m².	
12.	Strip out the first floor lead flat roof covering and upstands and flashings and cart away. Allow 1.5m².	
13.	Supply and fix Code 4 leadwork laid over new underlay to BS747 with 50mm wood rolls in accordance with the Lead Development Association's recommendations, including upstands and flashings chased into existing walls. Treat leadwork in two coats of patination oil upon completion. Allow 1.5m².	

	<u>Rainwater Goods</u>	
14.	Take off existing cast iron hopper head serving the rear elevation of the main building above the second floor rear extension roof and cart away. Provide and fix new cast iron rainwater hopper head in original position.	
15.	Cart away cast iron rainwater pipe and shoe fixed to the rear elevation of the main building above the second floor extension and cart away. Supply and fix new 100mm diameter cast iron rainwater pipe and shoe in original location. Approximately length of downpipe: 600mm.	
16.	Take off existing cast iron rainwater gutter to the left hand flank wall of the rear extension at first floor level and cart away. Supply and fix new Ogee cast iron rainwater gutter in original position and connect to existing downpipe, including all necessary brackets and stop ends. Approximate length of new gutter: 1.2m.	
	<u>External Walls</u>	
17.	Hack off render to the left hand flank wall and rear elevation from ground floor to roof level and cart away. Prepare existing walls, brush down to remove loose material, wet wall with clean water and render in 25mm three coat lime render 2:3 lime:sand mix, first coat 9mm bonding coat, 9mm second coat and 5-7mm top coat in accordance with the lime suppliers recommendations ready for decoration specified elsewhere. Lime render supplied by Cornwall Lime Company or similar approved. Approximate area: 37m².	
18.	Prepare new render and paint in two coats of Lakeland Paints or similar approved Lime Wash, colour to match existing. Allow 37m².	
	<u>Internal Works</u>	
19.	Supply and fix 1 no. passivent fresh 99H humidity sensitive ventilator with external grill and internal controller with wall sleeve in position to be agreed with the contract administrator. Allow for core drilling through the external wall to form 100mm diameter hole.	
20.	Hack off small areas of internal plaster as directed by the contract administrator and re-plaster feather edging into the adjacent areas. Allow a provisional quantity of 2m².	

21.	Prepare new plaster and apply a mist coat prior to decoration specified elsewhere. Allow 2m².	
22.	Prepare internal walls and apply two coats of Dulux Trade emulsion paint, colour to match existing. Approximate area: 70m²	
23.	Ensure all materials are cleared away and the flat roof areas are left clean and tidy.	
	<u>Two Storey Set Back Bay Works</u>	
	<u>Roof Works</u>	
24.	Clean moss growth from rear hidden gully and hopper head. Allow 5m².	
25.	Sweep clean loose chippings to roof and cart away. Allow 14m².	
	<u>Rainwater Goods</u>	
25.	Disconnect the existing shoes to the two vertical downpipes serving the main building roof gutter above the right hand set back bay roof and cart away. Supply and fix 90 degree connections to the downpipes and connect to 100mm diameter upvc pipes laid on the roof surface and both to discharge to the rear hopper head position. Allow 1No at approximate 7linear metres and 1No at approximate 2linear metres.	
	<u>Front Porch</u>	
	<u>Roofing</u>	
26.	Strip out the first floor lead flat roof covering to the front porch roof, including upstands, flashings and the access hatch, runners and framework and cart away. Allow 2.5m².	
27.	Take up existing timber decking and cart away. Supply and fix new 19mm WBP plywood decking ready for new lead roof covering. Allow 2.5m².	

28.	Supply and fix Code 4 leadwork laid over new underlay to BS747 with 50mm wood rolls in accordance with the Lead Development Association's recommendations, including upstands and flashings chased into existing walls. Treat leadwork in two coats of patination oil upon completion. Allow 2.5m².	
	<u>Timber work</u>	
29.	Take out existing timber boarding to underside of porch roof including perimeter beading and cart away. Supply and fix 12mm thick paint grade plywood to the underside of the porch and renew beading size and profile to match existing. Allow 2.5m².	
30.	Take out existing timber joists to the porch structure and cart away. Supply and fix ex 200 x 50mm softwood joists fixed to joist hangers fixed to existing walls at 400mm centres ready for new decking. Allow 4No each 1.8m long. Provisional Item.	
	<u>Decoration</u>	
31.	Knot, prime and stop new joinery to the underside of the front porch, thoroughly prepare and apply one undercoat and two full coats of Dulux Trade high gloss finish paintwork, colour white.	
	<u>Contingency</u>	
32.	Allow a contingency sum of £500.00 for unforeseen works to be expended in part or full by the Contract Administrator.	£500.00
	TOTAL FOR WORKS	

Signature:..... Date:.....

Name:

Contractor:

Address:.....

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Metcalfe Briggs Surveyors

Chartered Building Surveyors

Tel: 01732 852258

Revised 25th January 2017