

a winding-up order made or if a Receiver or Manager of his business or undertaking is duly appointed.

In the event of the Employer determining the employment of the contractor as in (a) or (b) above the contractor shall immediately give up possession of the site of the works and the Employer shall not be bound to make any further payments to the contractor until after completion of the works. Provided always that the right of determination shall be without prejudice to any other rights or remedies which the Employer may possess.

1.28 PROGRAMME OF WORKS

A programme of works will be agreed, before works commence, with the Contract Administrator.

1.29 CONTINGENCY SUM

A contingency sum has been allowed for this contract for unforeseen work and is to be expended only at the direction of the Contract Administrator.

1.30 SNAGGING LIST

A general Snagging List is attached which should be completed and signed by the Client and contractor prior to practical completion and submission of the final account.

1.31 DESIGN INFORMATION

Should the contractor find any variation between design documents (Schedule of Works, drawings, calculations, etc.,) then the contractor shall advise the Contract Administrator immediately and request clarification. All documents carry equal weight and the Contract Administrator will advise the contractor of his decision as soon as reasonably practicable.

REF: DDJ/sh/18293

CONTRACTOR: _____

FLAT 3 BALCONY - 16 SOUTH TERRACE, LITTLEHAMPTON

PART 2

2.0 PREPARATION

- 2.1 On this contract with reference to Clause 1.22 2.5% of the final contract sum **will not** be retained during the Rectification Period.
- 2.2 The contractor shall take a series of photographs of the property and all areas which may be affected by the works using a digital camera (not a mobile telephone) and shall provide a copy of these photographs to the Contract Administrator on CD or DVD prior to the works commencing on site.
- 2.3 The contractor is to protect all internal and external floor and wall finishes to all areas of the property which will be affected by the works and to make good any damaged or disturbed areas on completion.
- 2.4 The contractor must provide digital progress photographs, suitably annotated, of the works showing key stages of the remedial repairs and redecorations to the Contractor Administrator on CD or DVD or by email at regular intervals. Any areas of the works not photographed during the works to identify key stages of the repairs, e.g. installation of bed joint reinforcement, may be considered to have not been carried out and will therefore not be paid without the contractor proving the works have been undertaken by opening up at his own expense.
- 2.5 The contractor is to provide all necessary temporary access scaffolding, hoists, etc., as may be necessary to safely undertaken the works. Where necessary the contractor is to liaise with neighbours regarding access for erection of and positioning of any scaffolding.
- 2.6 If the contractor wishes to remove debris from site by skip he shall liaise with the Contract Administrator regarding positioning of the skips. The contractor is to obtain and pay for all necessary licences etc. should the skips need to be positioned on the public highway.
- 2.6 The project falls under the CDM 2015 Regulations. The contractor shall comply with all requirements as Principal Contractor and shall supply a Developed Health and Safety Plan to the Principal Designer prior to the works commencing. The contractor must also supply the Health and Safety file at final account stage.

3.0 SCAFFOLDING

- 3.1 Allow for alterations to existing scaffolding to facilitate the works.

3.2 Scaffolding to extend to the width of the works to ensure sufficient access.

4.0 DEMOLITION WORKS

4.1 Safely disconnect all electrical wiring.

4.2 Ensure balcony roof is adequately propped.

4.3 Ensure timber posts are adequately restrained.

4.4 Carefully remove the timber balustrade and bird netting and set aside for later reinstatement.

4.5 Remove timber decking and discard.

4.6 Remove timber joists and discard.

4.7 Carefully remove downpipes and set aside for later reinstatement.

4.8 Remove all corroded steel beams. Measure the beam dimensions and ensure new beams will match originals.

4.9 Investigate the fixings of the secondary steel beams in the wall of the building and report to Structural Engineer.

5.0 REINSTATEMENT

5.1 Refer to drawing 18293/001 showing reinstatement.

5.2 Investigate timber columns for rot and repair as necessary. Provisional sum. £300.00

5.3 Replace steel beams with new galvanised steel beams as per reinstatement drawing.

5.4 Replace secondary steel beams and timber joists with like for like. Steel beams to be galvanised and timber joists to be treated timbers.

5.5 Replace timber decking.

5.6 Reinstall timber balustrading.

5.7 Re-secure timber posts supporting the balcony roof.

5.8 Provide and install new timber cladding onto primary steel beam.

5.9 Reinstall bird netting.

6.0 PLUMBING AND DRAINAGE

6.1 Reinstall downpipes or replace if not re-usable.

7.0 ELECTRICS

7.1 Replace wiring and light fixtures as per current layout in order to obtain a Part P Certificate.

8.0 DECORATION AND PAINTING

8.1 Steel to be prepared and painted with Mordant T Wash, prime with Dulux Trade Metalshield primer and finish with two coats of gloss, colour to Client's choice.

8.2 Allow for staining of timber decking to Client's choice.

8.3 All timber to be prepared, primed and finished with undercoat and gloss coat.

8.4 Timber cladding on steel beams to be prepared and painted with primer, undercoat and gloss top coat.

8.5 Repair damaged walls and render and paint the first floor balcony area with two coats of masonry paint, colour to match existing.

9.0 CONTINGENCIES

9.1 Allow here contingency item of £1,000, only to be expended with the express permission of the Contract Administrator. £1,000.00

Sub – total	£
VAT @ 20%	£
TOTAL	£

DAYWORKS	Contractor's Name, Address & Tel. No.
Contractor to show his daywork rate:	
Tradesmen £ per hour	
Labourers £ per hour	
Percentage on materials %	
These rates to be used in conjunction with extras, Provisional sums and contingencies.	Signed..... Dated
Proposed Contract Period	weeks