C. OWENS BUILDERS & CONTRACTORS LTD.

Date 30 April 2013

This contract is between

1. C. Owen Builders and Contractors Limited
of.. Ivy House, 323-327 Swinton Hall Road, Pendlebury, Manchester AND

2. Sweetwalk Property limited
Of.. Manor House, Manor Street, Manchester

Contract of Works:

1. Erect scaffolding to all elevations of the building eliminating any potential risks to the public and surrounding area. It will also provide a safe working environment for the roof works/ replacement windows and concrete sills etc.

   Scaffolding required for a minimum period of 52 weeks

It is proposed that initially the roof work is undertaken to make the building water tight and prevent any further water damage. And make good to the exterior of the building before work commences internally.

Roof:

(Shute's to be attached to scaffolding and into skips in car park area at the rear of the building to take all waste from the roof repairs)

a) Remove and re-bed all copings on the parapets. (This will help secure any lose copings)

b) To break up and remove existing asphalt and make good area ready to receive new asphalt. Provide & lay 2 coats 20mm thick roofing grade asphalt laid on and including a layer of sheathing felt isolating membrane, to a sand rubbed finish including and installing 4 no. breather vents.

APHC Association Of Plumbing & Heating Contractors
IVY HOUSE 323/327 Swinton Hall Road, Pendlebury, Swinton, Manchester M27 4DX
Tel: 0161 794 1807 Fax: 0161 727 7115
Company Number 00594923. Established In 1946

Northern Lights: (4 of @ 22 metres in length)

a) Supply and fix plastisol coated sheets to each side of the northern light roofs fixing them to timber bearers.

b) Supply and fit flashing to the ridge point and to the verge ends.

Parapets:

a) Remove are re-bed all copings on sand and cement.

b) Supply and fit new purpose formed plastisol coated cap flashing to the perimeter wall and copings. This will encapsulate all the brickwork and copings ensuring it is secured and water tight.

Drainage: (From roof)

a) Remove existing 100mm plastic pipe work running from the roof through the top floor at ceiling height horizontally to external walls.

b) Supply and fit new 100mm plastic pipe work. Each outlet going horizontal to the external wall and taken to drain at ground level. This will eliminate some of the amount of pipe work currently seen.

Concrete Sills.

a) Workings from the top floor replace all damaged sills.

Windows:

a) Remove all existing windows to building and dispose of all waste from site. (We proposed to replace the windows from the top floor down)

b) Making good to the brick work at the rear of the building which is currently missing.

c) Fit 65 new UPVC, Double Glazed Windows including all necessary fittings and fixtures. (Design to similar design as existing)

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Lose Rendering To Side of Building & Re-render:

(Shute's to be attached to scaffolding and into skips to take all waste from the removed render)

a) Remove render to brickwork and remove waste from site.

b) Make good to brick (point up brickwork)

c) Re-render brickwork. (Note this is a public right of way).

Once the above works are completed all scaffolding can be taken

Contract Duly Signed and Accepted

C.Owens Builders and Contractors Limited

Authorised Signatory .....

Name : Steven Smethurst BSc. (Hons)

Sweetwalk Props Limited

Authorised Signatory.....

Name : A Chaudhry

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