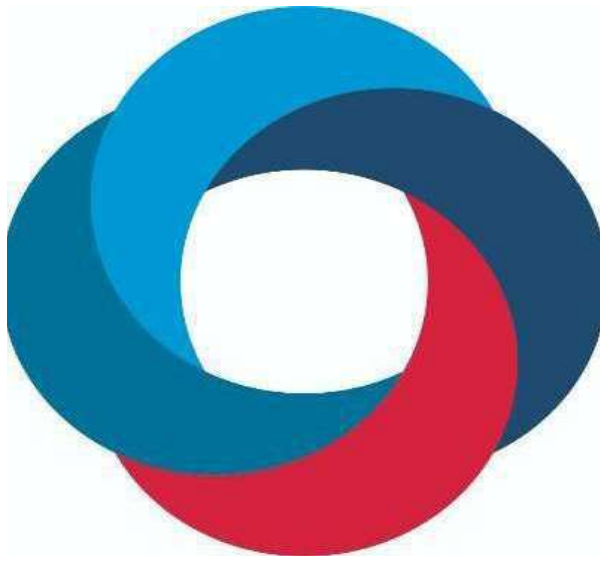




Watts.

Schedule of Works

Roofing Works
Arkwright House
Parsonage Gardens
Manchester
M3 2HP

Version

B

Report Date

27 August 2025

Project Preface

Client Name and Address

Hillcrest 45468464 Limited
2nd Floor
7 Portman Mews South,
Marylebone,
London W1H 6AY

Watts Details

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1 Preliminaries (Summary)

Ref	Item (Preliminaries)	Total (£)
1.1	Preliminaries The contractor is to provide a cost below for all items of preliminaries which he deems to warrant costs in this contract. Please see Appendix C for specific preliminary items and terms. Total costs for each heading to be inserted below with full preliminaries breakdown to be submitted with the tender, where costs are considered to be applicable.	
1.2	A10: Project Particulars	
1.3	A11: Tender & Contract Documents	
1.4	A12: The Site / Existing Buildings	
1.5	A13: Description of the Works	
1.6	A20: The Contract	
1.7	A30: Tendering / Subletting / Supply	
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1.13	A36: Facilities / Temporary Works / Services	
1.14	A37: Operation/maintenance of the finished works	
1.15	A40: Management & Staff	
1.16	A41: Site Accommodation	
1.17	A42: Services and Facilities	
1.18	A43: Mechanical Plant	
1.19	A44: Temporary Works	
1.20	A50: Work/Materials by the Employer	
1.21	A53: Work by statutory authorities/undertakers	
	PRELIMINARIES TOTAL	£0.00

202366

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2 Standards and Workmanship

Ref	Item (Preambles)	Total (£)
C40	Cleaning Masonry/Concrete	
C41	Repairing/Renovating/Conserving Masonry	
H71	Lead Sheet Coverings/Flashings	
J31	Liquid Applied Waterproof Roof Coatings	
Z21	Mortars	
Z22	Sealants	
PREAMBLES TOTAL		£0.00

3 Schedule of Works

Ref	Item	Qty	Unit	Rate	Total (£)
	This section relates to the items of work required under the contract. The contractor should provide individual prices against <u>each item</u>, or against a unit rate where specifically requested. All prices to be totalled at the bottom of each section and all section totals to be carried through to the collection page. Refer to the preliminaries and preamble sections for specified means of access, site welfare, site protection etc. and ensure that full compliance with these requirements is included to enable each of the work sections to be undertaken.		Note		
1.0	INTRODUCTION - GENERAL ITEMS & NOTES				
1.1	SCOPE OF WORKS Refer to A13/120 of the Preliminaries		Note		
1.2	REFERENCE DRAWING Refer to A11/110 of the Preliminaries		Note		
1.3	PROGRAMME OF WORKS Refer to A20/Clause 2.3 & A30/480 of the Preliminaries The Contractor is required to assess the scope of work and confirm their anticipated overall programme estimated to be in the region of 12 weeks is achievable. The contractor is also offered the opportunity of proposing an alternative contract programme if they consider this overall timescale may vary from this, including an accelerated programme. It is the contractor's responsibility to consider and organise the exact sequence of the works, to be identified within the project programme prior to works commencing on site. No additional costs in relation to the adjustment or re-sequencing of works packages should be incurred by the Employer.		Note		
1.4	WORKING HOURS Refer to A35/170 of the Preliminaries		Note		
1.5	METHOD/SEQUENCE OF WORKS Refer to A35/130 of the Preliminaries		Note		
1.6	THE SITE Refer to A12/110 of the Preliminaries		Note		
1.7	THE BUILDINGS Refer to A12/120 of the Preliminaries		Note		
1.8	ACCESS TO SITE Refer to A12/200 of the Preliminaries		Note		
1.9	PARKING Refer to A12/210 of the Preliminaries		Note		
1.10	SITE ACCOMMODATION/WELFARE Refer to A36/210 of the Preliminaries		Note		
1.11	FOREMAN IN CHARGE & SAFEGUARDING Refer to A32/110 of the Preliminaries		Note		
1.12	POWER & WATER Refer to A36/420 and A36/430 of the Preliminaries		Note		
1.13	CDM AND H&S HAZARDS Refer to A10/130, A10/150, A11/160, A12/180, A12/240, A34/140 and A37/110 of the Preliminaries		Note		
1.14	BUILDING OCCUPANCY Refer to A12/200 and A34/180 of the Preliminaries.		Note		
1.15	STATUTORY APPROVALS All works are to comply with current Building Regulations and all current relevant legislation and building standards at the date of tender. <u>Building Regulations Approval</u> These works are not deemed to require Building Regulations approval. <u>Listed Building Consent</u> The site is Grade II listed and as such it is expected that the contractor uses operatives/specialists experienced in this type of work to carry out the works. Evidence of competence and experience will be expected to be provided prior to commencement of the works.		Note		

Ref	Item	Qty	Unit	Rate	Total (£)
	An application for listed building consent has been submitted to the Local Authority. A decision is expected to be received prior to commencement. It is important to note that no works are to commence until approvals have been received.		Note		
1.16	LOCAL AUTHORITY LICENCES, PROCEDURES AND SPECIFIC REQUIREMENTS To be able to undertake the works the Contractor may need to obtain various approvals, licences and permits from Manchester City Council and shall pay all such required deposits and associated costs. The following list of such permits approvals is not exhaustive and the Contractor shall make all necessary enquiries to determine which licences, permits etc. will be required; • Scaffold Licence / Hoarding • Street Works Licence • Parking Space Suspensions • Skip Licence The Contractor shall allow for all requirements and costs in complying with the Council's procedures, use of approved Contractors, Street Works procedures, etc.		Note		
1.17	SCHEDULE OF WORKS PRICING DOCUMENT The above points are a summary for reference purposes only, and this schedule of works section should be read in full, and in association with the design information provided herewith. The Contractor should note that all items in this schedule of works are to be priced individually. Prices which are not fully broken down into individual items will mean further information may be requested. For clarification purposes; some of the items within this section and within section 1.0 'Introduction- General Items and Notes' may not warrant a cost allocated against them. The provision of this information does not remove the responsibility of the contractor to inspect the site in relation to this information in order to satisfy themselves that all aspects of the works have been included within the tendered costs.		Note		
1.18	FORM OF BUILDING CONTRACT Refer to A20 of the Preliminaries		Note		
1.19	PROVISIONAL SUMS The Contractor is to notify the Contract Administrator and agree the extent, value and/or area of works before any Provisional Item/Sum can be expended, or variations agreed.		Note		
1.20	SUB-CONTRACTORS AND ACCREDITATION Details of all sub-contractors are to be provided including company details prior to commencement. Operatives clothing should display company name / logo and have the required training and provide proof on request.		Note		
1.21	INSURANCES The Contractor is required to provide details of their current Employer's / Public Liability and Professional Indemnity Insurance at tender stage, prior to commencing works on site.		Note		
1.22	CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015 The Contractor is to undertake the works in full accordance with the Construction (Design and Management) Regulations 2015, the Health & Safety at Work Act 1974 and the Management of Health & Safety at Work Act 1999, and all other legislation where applicable. The appointed contractor will be awarded the contract as Principal Contractor, and shall prepare an appropriate Construction Phase Plan with all Risk Assessments and Method Statements. Please refer to the pre-construction information pack which contains further information relating to the existing site and building. The Contractor should price the following schedule of works with knowledge of the Construction (Design and Management) Regulations 2015 and allow for the preparation and collation of all documentation necessary for inclusion in the Health & Safety File. All information (in draft form where necessary) should be provided prior to completion.		Note		
1.23	TRAINING AND ACCREDITATION Ensure ALL operatives have the required training and provide proof on request, for all works described herein.		Note		
1.24	PRODUCTS AND MATERIALS All products are to be used in accordance with the manufacturer's recommendations, and should be of good quality and free of defects. This includes the installation of such products. All materials shall fully comply with their respective British Standard / European Standard / British Board of Agrément. (BBA) Certification and any other appropriate regulations.		Note		

Ref	Item	Qty	Unit	Rate	Total (£)
	All materials shall be new and the contractor shall ensure that no materials or equipment are fitted which show signs of corrosion or faults or are damaged in any way. The Contractor IS NOT limited to use only those products specified and alternative products WILL BE permitted, providing they are of an equal performance and standards and approved by the Contract Administrator's prior written approval is obtained. Where the Contractor wishes to use alternative products then they will be expected to supply samples to the Contract Administrator for agreement. Upstands should conform to the recommendations of BS 6229:2018 Flat Roofs with Continuously Supported Flexible Waterproof Coverings – Code of Practice and the NFRC Code of Practice. Contractor to confirm standard manufacturers guarantee's which will be provided on completion of the works. Details of proposal to be provided at tender stage. Contractor is to provide all technical datasheets for materials used to be added to the H&S file.		Note		
1.25	SITE CONSTRAINTS AND WORKING METHODOLOGY In carrying out the works the contractor shall take all necessary precautions to prevent or reduce any nuisance or inconvenience to the neighbouring properties. The contractor is to ensure that surrounding areas and occupiers are not adversely affected by the construction processes during the work, and measures should be implemented to avoid any issues of noise/vibration, smoke or fumes, including for dust suppression as necessary. It is the contractor's responsibility to consider and organise the exact sequence of the works, to be identified within the project programme prior to works commencing on site. The sequence for undertaking works is to be considered fully within the Risk Assessments and Method Statements. No additional costs in relation to the adjustment or re-sequencing of works packages should be incurred by the Employer.		Note		
1.26	ONGOING LIAISON AND SITE MANAGEMENT In carrying out the works the contractor shall take all necessary precautions to prevent or reduce any nuisance or inconvenience to the surrounding tenants and other building occupants, and shall maintain good levels of communication during the project with the buildings management team.		Note		
1.27	SITE SECURITY The Main Contractor will have responsibility for the security of contractors plant or materials during the works, and should ensure security is maintained to the property at all times to prevent unauthorised access into the site compound and the works area.		Note		
1.28	EXISTING BUILDING FABRIC Any damage caused by the Contractor should be notified to the Contract Administrator at the earliest opportunity, and will be made good at the Contractor's cost, including any additional access costs. Any damage caused to any existing internal and external fixtures and fittings which are to be retained are to be made good by contractor, and replaced if necessary.		Note		
1.29	SCHEDULE OF CONDITION Contractor to undertake a photographic schedule of the surrounding site and public realm areas prior to commencing work. Digital copy to be provided to the Contract Administrator.		Note		
1.30	EXISTING SERVICES It is the Contractor's responsibility to ascertain the exact nature, position and condition of all utilities connections including below ground power, water, gas and telecoms. <u>Water:</u> The Contractor will be granted permission to use an existing water supply within the site during the course of the works. Exact draw-off point to be agreed. Contractor to provide temporary connection or utilise water storage tanks. <u>Power:</u> The Contractor will be granted use of the existing power supply serving the property. Contractor to provide safe temporary connections sufficient for undertaking the works, exact point of connection to be agreed. Trailing cables to be avoided.		Note		
1.31	ASBESTOS An asbestos management survey is available and contained within the pre-construction information pack. The contractor is to stop work and advise the CA immediately if any potential suspected hazardous materials are identified.		Note		
1.32	WASTE AND ONGOING CLEANING The contractor is to make allowance for maintaining the work areas in a clean and tidy condition at all times during the works and at completion. All items that are stripped out are to be removed from site and disposed of at a suitable licensed recycling and waste collection facility unless noted otherwise.		Note		
1.33	FINAL MAIN CONTRACTOR CLEAN Allow for a thorough clean of all areas affected by the works upon completion prior to the Contract Administrators handover inspection.		Note		

Ref	Item	Qty	Unit	Rate	Total (£)
1.34	PRACTICAL COMPLETION Will not be granted until the works are considered to be practically complete, and the draft Health and Safety File is approved by the Principal Designer including relevant Mechanical and Electrical Services certification if deemed relevant to the works.		Note		
1.35	ADDITIONAL WORKS The Contractor should allow here for any items considered necessary for the complete and proper execution of the works where not described in this schedule of works.		Note		
TOTAL FOR SECTION 1.0					0.00
2.0	SCAFFOLDING & ACCESS EQUIPMENT				
2.1	GENERALLY Due to access limitations and the location of the site it is envisaged that the access methodology will consist of the following: . Deliveries of materials and equipment and personnel via basement level using goods lift to gain access to the working areas. . Level 7 (6th floor roof) - access via goods lift from basement level. Existing parapet and tubular metal fixed metal handrail raising height of edge protection. . Level 6 (5th floor roof) - Works to be undertaken via specialist industrial rope access with counter-weights mounted on the 6th floor roof - Please note the existing man-safe system has not been certified for use and must not be used. . Level 5 Ledge - Works to be undertaken via specialist industrial rope access with counter-weights mounted on the 6th floor roof.		Note Note		
2.2	The contractor is to allow for all necessary access equipment, such as scaffolding, mobile towers, mobile elevating platforms, edge protection, HAKI staircases, mechanical hoists, to provide a safe means of accessing areas of work and to enable all materials to be raised externally to the appropriate level to all elevations.		Item		
2.3	The use of any particular method of access will remain the contractors choice, subject to meeting all health, safety and welfare requirements. Safe access must be provided for the CA to inspect works.		Note		
2.4	Include to provide, erect, maintain, alter and adapt as required for the duration of the works, all access equipment necessary to carry out the works detailed in the schedule of works.		Note		
2.5	Include for prompt removal of all access equipment following completion of works (including final inspections) and make good all fixing holes, damage etc. all to the satisfaction of the EA. Make due allowance in programme and sequencing of works to provide minimum notice period, detailed in preliminaries, of intention to remove access.		Note		
2.6	All access equipment must conform to all current legislation and regulations, and be checked and signed off as necessary by the Contractor. Documentation must be kept on site to provide details of when the equipment has been checked in line with current requirements.		Note		
2.7	ACCESS & PROTECTION Details of the proposed access and protection methods, together with proposals of the extent and nature of the site compound required, should be included in the method statement to be returned with this tender.		Note		
2.8	Include for designing, providing, erecting, maintaining, altering, adapting as necessary, dismantling and removing on completion all necessary general scaffold, staging (including boards) and hoisting facilities as required for the proper execution of the works and allow sub-contractors use of same		Note		
2.9	Where scaffolding/access equipment is to bear on the existing building, include for undertaking structural assessment and tests to ensure the structural adequacy of the existing structure - assessment to be undertaken by suitably qualified person/structural engineer.		Note		
2.10	The contractor to provide scaffold design/drawings including elevation/plan drawings, to demonstrate adequate access provision has been allowed for. These must be provided within 1 week of request or at the prestart meeting, whichever comes first.		Note		
2.11	Contractor must take all necessary precautions when visiting the site to ensure that the scaffold can be delivered and erected without undue nuisance to the general public.		Note		
2.12	Scaffolding is to be erected by qualified and experienced operatives in accordance with the construction (health, safety and welfare) Regulations 1996, NASC guidance note SG4:10 (preventing falls in scaffolding). Ensure that operation of any hoist complies with Safety and Welfare Work Act and that only trade operatives are permitted to use the hoist.		Note		

Ref	Item	Qty	Unit	Rate	Total (£)
2.13	The scaffolding design is to be checked and certified by an independent qualified engineer and a copy of this certification provided to the EA. All scaffolding installed must be passed as safe, prior to use, by a qualified safety officer and a certificate to this effect issued to the EA by email prior to works commencing, with a copy kept on site for inspection.		Note		
2.14	The contractor should allow for tying the scaffold to the rear elevation only (erection to the west, north and east elevations will not be permitted) main structure with the use of Hilti or other proprietary anchors. All surfaces are to be made good upon completion of the works.		Note		
2.15	The contractor is to be wholly responsible for obtaining, maintaining and complying with all necessary licenses, approvals and consents, including provision, fitting and maintenance of lighting on the scaffolding for the protection of person and property, and maintain a scaffold register on site whether or not the scaffold is in use.		Note		
2.16	Where necessary, erect 2m high heras fencing, clad in debris netting with timber plinths between concrete bases, to base of scaffolding, edge protection, hoists, access equipment and such like and also around the compound area to prevent unauthorised access. Adequate access points, with wheeled gates, in fencing to be provided to permit access to ground floor areas and other specified works. Ensure concrete bases do not project beyond the face of the heras fencing. Provide adequate stays and bracing to ensure rigidity of heras fencing.		Note		
2.17	The scaffold is to be provided and erected to elevations with adequate landings and lifts to satisfactorily carry out the works, taking into consideration at all times the needs and other tenants. The contractor is to provide a method statement to the satisfaction of the employer's agent prior to commencing work.		Note		
2.18	Scaffold is to be designed so as not to obstruct door openings, gates. Access to be maintained at all times.		Note		
2.19	All points of access/egress are to be protected by close sheeted scaffold fans or boarding. The other part is to be boarded with PVC membrane sandwich between boarded layers.		Note		
2.20	The scaffold is to be provided with monoflex/debris netting sheeting to all areas (Note: Full temporary roof IS NOT required), together with adequate boards, handrails, kick boards and such like.		Note		
2.21	Provide foam protection to poles and protective caps to all fixings at ground floor level. Provide all necessary temporary lighting.		Note		
2.22	Provide protection to prevent damage to existing hard landscaped areas including paving/soft pour/tarmac. Consider additional protection if scaffolding likely to be exposed to direct summer sunlight to prevent bases sinking into pavings.		Note		
2.23	Strike scaffold on completion as directed and clear from site. Scaffolding shall not be dismantled until snagging and de-snagging inspections have been carried out by the employer's agent.		Note		
2.24	Make good all damage to chases holes mortises etc. formed to facilitate erection of scaffolding to match existing.		Note		
2.25	Reinstate all pavings and such like affected/damaged by the erection of scaffold to match existing.		Note		
2.26	The contractor is to ensure that all access ladders are lifted and access hatches to the boarded areas are closed at the end of each working period.		Note		
2.27	Provisional Item: If using scaffolding, this is to be security protected by Permanex, Panthera, or similar. Security alarm system to comprise PIR, sounder, time clock, proprietary halogen floodlighting security system to the first lift. The security alarm system is to be connected to an off site monitoring station with 1 hour response time to attend site and reset alarm. The contractor to ascertain the location of suitable power supply and include for all temporary connections. Note: Mobile connection to be allowed for contacting off site monitoring station as local phone point cannot be guaranteed. Access arrangements for entrance gates to site and building to be established with Premises Manager.		Prov Item		
2.28	Any areas to roofs which require partial stripping of waterproof layers are to be carried out with temporary protection utilising tarpaulins and check kerbs to route run off water away from unprotected areas but stripping off of an area of roof and laying a new waterproof layer must be carried out within one working day.		Note		
2.29	Where scaffolding and temporary roofs require protection from lightening strike (in accordance with the recommendations of IEE Regulations 5411-2) (note: Current Edition and BS Code of Practice 6651; 1985 "Protection of Structures against Lightning" with special reference to Clause 26.2 and Clause 31). They shall be certified by a qualified Electrical Engineer at commencement with regular testing and certification at not less than monthly intervals and additional when alterations to scaffolding are carried out. The Certificates are to be supplied to the EA.		Note		

Ref	Item	Qty	Unit	Rate	Total (£)
	<u>ACCESS TOWERS/EDGE PROTECTION/MOBILE PROTECTION/MOBILE PLATFORMS/ROPE ACCESS</u>				
2.30	Where the contractor opts for use of towers these shall be provided with stabilisers, adequate bracing, guardrails stairways and all other safety components as required having regard to the height and width of the tower. Also provide all necessary ties.		Note		
2.31	Edge protection to be provided for all works within 2m of roof edges.		Note		
2.32	Where the contractor opts for use of a Mobile Elevating Work Platform, the contractor shall ensure that the selected type is suitable for intended use and site conditions. The platform must be operated and thoroughly examined by competent/trained personnel only.		Note		
2.33	Protection to be provided prevent damage to existing paved/roof areas.		Note		
2.34	Exclusion working zones to be created to segregate working areas and working overhead from remainder of site. Erect 2m high heras fencing clad in debris netting around access towers, mobile platforms and below edge protection, to prevent unauthorised access. Adequate access points in fencing to be provided to permit access to ground floor and other specified works. Include for providing timber plinths between concrete bases. Ensure concrete bases do not project beyond the face of the heras fencing. Provide adequate stays and bracing to ensure rigidity of heras fencing.		Note		
2.35	Where the contractor opts for the use of a specialist industrial rope access team, the contractor shall ensure they employ a specialist who is a member of IRATA (Industrial rope access trade association). The contractor should ensure the correct insurance, PPE and training is provided and all ropes, harnesses, PPE, dead weight anchor systems and other safety devices are employed for a complete mobile fall arrest weighted system.		Note		
2.36	Ensure protection to ropes and the building using rope sleeves, protectors, pads and similar.		Note		
2.37	<u>COMPLIANCE</u> The scaffolding will comply with the following requirements and where amended: a) The British Standard Code of Practice for temporarily installed scaffolds and special scaffold structures in steel to be BS 5973:1993. b) BS 5974:1990 code of practice for temporarily installed suspended scaffolds and access equipment. c) NASC TG20:13 and NASC Code of Practice. d) All enactments regulations and working rules relating to safety health and welfare.		Note		
2.38	<u>ACCESS AND PROTECTION</u> Details of the proposed access and protection methods, together with proposals of the extent and nature of the site compound required, should be included in the method statement to be returned with this tender.		Note		
2.39	Ensure walkways are suitably lit and protected for the duration of the works.		Note		
2.40	Include for all appropriate access for the regular inspection by the CA for the duration of the works, for snagging and for final inspection.		Note		
	<u>EXISTING SERVICES AND CABLES</u>				
2.41	Allow for the removal, repositioning and/or setting aside, and reinstatement with new clips and fixings of all services, cables, lightning conductors, CCTV cameras, aerials, a/c units, exhausts and such like to facilitate the provision of scaffold/safe working access, the removal and replacement of windows and doors and the works as scheduled.		Item		
TOTAL FOR SECTION 2.0					0.00
3.0	ROOFING WORKS				
	<u>NOTES</u> Refer to Appendix F for Proteus Specification, BBA Certificates, Drawings and Data Sheets when pricing the below. All works to be undertaken by Proteus approved contractors and in strict accordance with manufacturers written instructions. The works are to be carried out in accordance with the requirements of BS6229 Code of Practice for Flat Roofs and BS8217 Reinforced Bitumen Membranes for roofing Code of Practice.		Note		
	<u>PRE-WORKS</u>		Note		
3.1	<u>UPSTANDS</u>				
3.1.1	Carefully remove the existing waterproofing from upstands, skirtings, edge details and outlets and prepare ready to receive the new waterproofing membrane.		Item		
3.2	<u>EXISTING ROOF SURFACE</u>				

Ref	Item	Qty	Unit	Rate	Total (£)
3.2.1	Cut out blisters and slumps from the existing surface/upstands as necessary and remove debris from site. Allow to treat areas where repairs are required using an appropriate polymer modified mortar or other suitable compatible material. Seal all repairs to ensure the continuity of the VCL.		Item		
3.2.2	To be able to undertake the works the Contractor may need to obtain various approvals, licences and permits from Manchester City Council and shall pay all such required deposits and associated costs. The following list of such permits approvals is not exhaustive and the Contractor shall make all necessary enquiries to determine which licences, permits etc. will be required;		Item		
3.2.3	Scaffold Licence / Hoarding		Item		
3.3	Street Works Licence		Item		
3.3.1	Parking Space Suspensions		Item		
3.4	Skip Licence		Item		
3.4.1	The Contractor shall allow for all requirements and costs in complying with the Council's procedures, use of approved Contractors, Street Works procedures, etc.		Item		
3.4.2	Reinstate with new hardwood, dimensions and profile to match existing, min 40mm deep to ensure suitable and sound surface to enable application of new waterproofing layer.				
	For the purposes of pricing purposes allow a prov qty of 10 LM.	10	LM		
3.5	CHASES				
3.5.1	Cut out and prepare new chases ensuring min 15mm (w) x 25mm (d). Remove all arisings off site and leave ready for new waterproof coatings.		Item		
3.6	FLASHINGS				
3.6.1	Allow to carefully lift existing flashings to allow application of new waterproofing membrane. Once fully cured allow to reinstate dressing down over new membrane.		Item		
3.7	SURFACE PREPARATION				
3.7.1	Prepare existing asphalt, felt and liquid membrane surfaces by removing, scraping and sweeping away any standing water, moss, debris, lichen growths. Cut out and remove any weeds, plants etc and treat roots.		Item		
3.7.2	On no account should jet washing be carried out unless directed by the CA due to potential damage to the historic fabric.		Note		
3.7.3	Where vegetation growth to the surface is evident, apply a biowash solution by brush or spray apparatus (dilute 1 part to 3 parts water), at a spread rate of 10 sq metres per litre. Allow to dry onto absorbent surfaces and leave to react.		Item		
3.7.4	Prepare existing concrete surfaces in accordance with the manufacturers instructions.		Item		
3.7.5	Carefully remove and dispose defective sealants and/or pointing at window junctions. Prepare and leave ready to receive new surface treatments.		Item		
3.7.6	Treat all bird fouling with a suitable specialist biocide such as Killgerm Chemicals Ltd. PX Ornikill in accordance with the manufacturer's recommendations to reduce the Waste Category to Special Waste. Using brushes and scrapers carefully remove and cart away all bird carcasses fouling and debris etc. from the external working areas. Remove and dispose of as Special Waste in accordance with The Special Waste Regulations 1996.		Item		
	Prior to the Completion Certificate being issued provide the PM with Consignment and Waste Transfer Notes for the removal and disposal of the Special Waste.				
	Treat the cleared area with a suitable broad spectrum disinfectant and insecticide to make safe.				
	All these works are to be undertaken by a suitable specialist.				
3.8	PRIMING				
3.8.1	Supply and apply primer to all areas to be waterproofed at a minimum coverage rate as specified. Ensure that the primer is fully cured prior to application of the waterproofing layer. Prepare and apply in accordance with the manufacturers instructions and safety data sheets.		Item		
3.9	EMBEDMENT COAT				
3.9.1	Supply and apply an initial embedment coat to all surfaces at the specified application rates in accordance with the manufacturers instructions.		Item		
3.10	REINFORCEMENT				
3.10.1	Whilst the embedment coat is still wet embed reinforcement matting throughout until completely embedded and thoroughly saturated. Allow to cure before applying the topcoat.		Item		
3.11	TOPCOAT				
3.11.1	Supply and apply a top coat of high performance, cold installed, rapid cure flexible, modified polyester resin to the required coverage rates as per manufacturers instructions. Allow to dry.		Item		
3.11.2	Dress new waterproofing into prepared chase and seal with proprietary sealant once the membrane has fully sealed.		Item		

Ref	Item	Qty	Unit	Rate	Total (£)
3.11.3	Colour of topcoat: To be agreed		Item		
3.12	ASSOCIATED DETAILS				
3.12.1	Dress the new waterproofing tightly under cills, skirtings and termination bars where appropriate. Seal with proprietary sealant.		Item		
3.12.2	Dress the new waterproofing tightly under door thresholds. Seal with proprietary sealant.		Item		
3.12.3	Seal joint between timber sub-frames and stone surround and timber sub-frame and window frames with proprietary sealant. Dress the new waterproofing over sealant and onto Crittal window frames as directed by manufacturer.		Item		
3.12.4	Dress the new waterproofing up to existing trims and seal with gun applied proprietary sealant.		Item		
3.12.5	Supply and install new angle fillets, as required, to all internal angles and prepare to receive new waterproofing system.		Item		
3.12.6	Supply and install new drip and edge trims (where required) to perimeter edge. Trims to be mechanically fixed at 300mm centres. All supplied and installed in accordance with the manufacturers instructions		Item		
3.12.7	Ensure the new waterproofing membrane is fully sealed onto the outlets and extended into the outlet mouth as far as possible. Bond a promenade tile with proprietary sealant beneath all rainwater downpipes.		Item		
3.12.8	Encapsulate all rainwater chutes with resin extending through the opening returning onto the outer wall face to the drip edge.		Item		
3.12.9	Apply resin onto the primed pipework and protrusions 150mm above the finished waterproofing level. Install a stainless steel jubilee clip around the collar of the resin.		Item		
3.12.10	Dress the waterproofing membrane specified up and over any changes of level in accordance with the manufacturers instructions.		Item		
3.12.11	Ensure all metal/lead cappings are soundly fixed and not loose. Seal all joints with appropriate sealants.		Item		
3.12.12	<u>Skid-Inhibiting Finish</u> Supply and apply layer of proprietary resin and whilst still wet boardcast Pro-Aggregate EM (0.5mm-1mm aggregate) at a coverage rate of 2-3kg/m2.		Item		
3.12.13	Once cured, sweep/remove the excess aggregate prior to application of proprietary sealer coat.		Item		
3.12.14	To aggregate areas only apply proprietary sealer at a minium rate of 0.5 litre/m2.		Item		
3.12.15	<u>Skid-Inhibiting Finish to be applied to walkways between roof mounted stairs and ladders and to access all rainwater outlets.</u>		Noted		
3.13	ROOF COATING SYSTEM GUARANTEE				
3.13.1	Include for the provision of an insurance backed guarantee for a minimum 20 year period in relation to the roof coating system covering design, materials and workmanship.		Item		
TOTAL FOR SECTION 3.0					0.00
4.0	MASONRY WORKS				
4.1	STONE CLEANING				
4.1.1	Carefully remove surface deposits of light soiling (dirt & debris), bird guano and organic growth, including: mosses, lichens and algae to stone work by hand in accordance with materials and workmanship clauses. On no account should pressure washing and or chemicals be used.		Item		
4.1.2	The main contractor shall ensure all necessary protection to building elements and ensure the building remains weathertight during the operations.		Noted		
4.1.3	The following areas are to be cleaned and should be included within the returned price: •All sky facing (horizontal) surfaces to parapets to 5th and 6th floor (north, west and east elevations). •All vertical (inside) surfaces to parapets to 5th and 6th floor (north, west and east elevations).		Item		
4.2	STONE REPAIRS				
4.2.1	Remove all missing, loose and defective pointing to stone parapets. Include horizontal (sky facing surfaces) and vertical joints to inside face of parapets. Allow to prepare joints and apply new mortar as specified to existing joints.				
4.2.1.1	West elevation parapet (Level 7) - 30mm wide joint	10	LM		
4.2.1.2	West elevation parapet (Level 7) - 10mm wide joint	10	LM		
4.2.1.3	West elevation parapet (Level 6) - 30mm wide joint	5	LM		
4.2.1.4	West elevation parapet (Level 6) - 10mm wide joint	5	LM		
4.2.1.5	North elevation parapet (Level 7) - 30mm wide joint	15	LM		
4.2.1.6	North elevation parapet (Level 7) - 10mm wide joint	15	LM		
4.2.1.7	North elevation parapet (Level 6) - 30mm wide joint	10	LM		
4.2.1.8	North elevation parapet (Level 6) - 10mm wide joint	10	LM		
4.2.1.9	East elevation parapet (Level 7) - 30mm wide joint	10	LM		
4.2.1.10	East elevation parapet (Level 7) - 10mm wide joint	10	LM		
4.2.1.11	East elevation parapet (Level 6) - 30mm wide joint	5	LM		
4.2.1.12	East elevation parapet (Level 6) - 10mm wide joint	5	LM		
4.2.2	Carefully rake out sealant to movement joints where present. Clean and prepare joints and apply new polysulphide (grey) as specified to full width as existing.	5	LM		

Ref	Item	Qty	Unit	Rate	Total (£)
4.2.3	Prepare and make good redundant fixing holes to stonework to leave flush with surrounding surfaces.				
4.2.3.1	West elevation parapet (Level 7) - 15mm dia.	45	Nr		
4.2.3.2	West elevation parapet (Level 7) - 20x20mm Sq x 40mm (D)	20	Nr		
4.2.3.3	North elevation parapet (Level 7) - 20x20mm Sq x 40mm (D)	30	Nr		
4.2.3.4	East elevation parapet (Level 7) - 15mm dia.	20	Nr		
4.2.3.5	East elevation parapet (Level 7) - 30mm dia.	1	Nr		
4.2.3.6	East elevation parapet (Level 7) - 20x20mm Sq x 40mm (D)	14	Nr		
4.2.4	Stone repairs - West elevation parapet (Level 7)				
4.2.4.1	270 (D) x 930 (W) x 285mm (H)	1	Nr		
4.2.4.2	30 (D) x 500 (W) x 270mm (H)	1	Nr		
4.2.5	Stone repairs - North elevation parapet (Level 7)				
4.2.5.1	300mm (L) fracture - rake out and mortar repair behind AHU	1	Nr		
4.2.5.2	Repair to parapet banding - 40 (D) x 400 (W) x 330 (H)	1	Nr		
4.2.5.3	900mm (L) fracture - rake out and mortar repair	1	Nr		
4.2.5.4	Repair to parapet banding - 40 (D) x 80 (W) x 80 (H)	1	Nr		
4.2.5.5	Repair to parapet banding (top splay) - 60 (D) x 150 (W) x 150 (H)	1	Nr		
4.2.6	Stone repairs - East elevation parapet (Level 7)				
4.2.6.1	Mortar repair (sky facing) - 30mm (D) x 200 (H) x 900 (W)	1	Nr		
4.2.6.2	Crack repair sky facing parapet coping - 1000mm (L) - rake out and mortar repair	8	Nr		
4.2.6.3	Parapet stone repair - 50 (D) x 50 (H) x 200 (W)	1	Nr		
4.3	BRICKWORK REPAIRS				
4.3.1	Carefully rake out by hand loose, cracked, missing and defective pointing to areas to be agreed with the CA to a minimum depth of 20mm, on no account is mechanical tool i.e. a grinder to be used. Re-point with a lime:sand mortar to match existing profile, colour and finish.		Noted		
4.3.2	Allow the following repair areas, locations to be agreed on site with the CA and re-measured upon completion. The contractor is to indicate a price based on the area concerned.		Noted		
4.3.3	For pricing purposes allow to re-point 5 sq m of brickwork parapet to north elevation	5	Sq.M		
4.3.4	Remove redundant fixings and make good resultant holes in brickwork to north parapet wall.	4	Nr		
4.3.5	Allow for providing samples of mortar and pointing finishes for approval by the CA prior to proceeding with the work.		Noted		
TOTAL FOR SECTION 4.0					0.00
5.0	ASSOCIATED WORKS				
5.1	ASBESTOS				
5.1.1	The contractor is to refer to Appendix F for the buildings Asbestos Re-inspection Survey, dated March 2025 and Asbestos Management Plan, dated June 2022.		Item		
5.1.2	The contractor is to arrange for a Refurbishment and Demolition survey to be undertaken to all areas affected by the works. Include here the cost for undertaking same and providing report to the CA. R&D survey to be carried out prior to commencement of works to enable assessment of the works required and agree costs and timescales.		Item		
5.1.3	Throughout the project If any suspicious materials are identified during the project, cease work immediately, safeguard the affected area and inform the CA.		Item		
5.2	LEAD FLASHINGS				
5.2.1	Carefully remove and cart away defective lead cover flashings to perimeter upstands, including all clips, fixings and associated items etc. When removing the lead flashings the pointing is to be raked out by hand to a minimum depth of 25mm and on no account is a mechanical tool i.e. a grinder or the like to be used.		Item		
5.2.2	Supply and install replacement Code 4 lead cover flashings at vertical abutments. Lead flashings to be installed in maximum lengths of 1.5m with minimum overlaps of 150mm as required. The lead flashing is to be dressed down over the new waterproof coverings a minimum 150mm. The lead flashing detail and fixings are to match existing arrangement and be undertaken in accordance with the preambles.		Item		
5.2.3	Supply and install new Code 4 stepped lead cover flashings at vertical abutment around end of east parapet wall (see photos 9 & 10 on dwg). Lead flashings to be installed in maximum lengths of 1.5m with minimum overlaps of 150mm as required. The lead flashing is to be dressed down over the new waterproof coverings a minimum 150mm. The lead flashing detail and fixings are to match existing arrangement and be undertaken in accordance with the preambles.		Item		
5.2.4	Apply a coat of patination oil to all leadwork including the underside of the leading edge.		Item		
5.2.5	Prepare and apply new gun-grade grey lead sealant in accordance with manufacturers instructions and point up smooth and flush with surrounding masonry.		Item		

Ref	Item	Qty	Unit	Rate	Total (£)
5.2.6	All lead work, clips, fixings and associated items to be installed accordance with the recommendations of the Lead Sheet Association.		Item		
5.2.7	Allow provisional quantity of 15 LM as specified above in uncontinuous lengths as directed by the CA.	15	LM		
5.2.8	Carefully remove and cart away defective sealant to lead cover flashings (not being replaced). Prepare and apply new gun-grade grey lead sealant in accordance with manufacturers instructions and point up smooth and flush with surrounding masonry.		Item		
5.2.9	Allow provisional quantity of 50 LM as specified above in uncontinuous lengths as directed by the CA.	50	LM		
5.3	LIGHTNING CONDUCTOR				
5.3.1	A lightning protection report has been carried out by Novus, dated 9/10/2024 (see Appendix F). This identified the following: 1. Insufficient down conductors for the building. 2. No visible surge protection device. 3. The systems is in a serviceable condition. 4. Remedial works required a. Components to main roof not cross bonded. b. Components to lower east roof stairs not cross bonded. c. Components to lower west roof not cross bonded. The contractor is to allow a price to carry out the above remedial works and carry out a further test and commissioning of the system.		Item		
5.3.2	Allow to carefully disconnect, divert and set aside any cross bonding tapes where these traverse the roof areas. Remove and dispose clips. Note - the existing perimeter air termination and down conductor network is to be kept insitu and unaffected. Following completion of the works allow to reinstate all cross bonding tapes using new clips.		Item		
5.4	M&E				
5.4.1	The cable tray legs to the roof mounted plant and equipment is to be carefully raised or temporarily removed to allow the installation of the new roofing system.		Item		
5.4.2	Allow to temporarily adjust, remove, set aside any cabling, pipes, ducting and any other obstructions preventing access to the roof areas to allow the installation of the new waterproofing membrane. Allow for reinstatement, test and commissioning upon completion.		Item		
5.4.3	Please note the plant and equipment is to remain fully operational and no service interruptions is to be permitted without the CA approval.		Note		
5.5	SURFACE WATER DRAINAGE				
5.5.1	<u>Carry out a CCTV drainage survey of all internal downpipes from the roof areas within the scope of works and provide report confirming the condition and any repairs required. CCTV survey is to be conducted prior to commencement of works to enable sufficient time to establish works required and scope fo repairs.</u>		Item		
5.5.2	Thoroughly clean out and cleanse the existing rainwater goods to leave free of all debris and blockages and leave in a sound working order.		Item		
5.5.3	The contractor shall test for leaks and repair where necessary. The contractor shall contact the CA to allow to witness the test upon completion of the works. The contractor shall allow for all access equipment for the purposes of this inspection.		Item		
5.5.4	A drainage report by Steve Caunce Limited drainage report, dated 26.11.2024 has been commissioned by the client (see Appendix F). This identified the following defects to the external downpipes to Back South Parade: 1. Open joint from hopper. 2. Open joint on downpipe 3. Open joint on reducer. The contractor shall allow a price to address these defects in conjunction with the works, inclusive of all protection, access and equipment necessary and leave the rainwater goods in full working order.		Item		
5.6	ROOF MOUNTED STEPS, STAIRS, PLATFORMS AND HANDRAILS				
5.6.1	Ensure the existing roof mounted steps, stairs, platforms and handrails are temporarily lifted, or dismantled and removed as necessary, to facilitate the works. Ensure temporary access to maintain to all working areas during the works. Allow to store any materials at roof level and protect as required.		Item		
5.6.2	Following completion of the works reposition and/or re-construct and re-fix previously removed roof mounted steps, stairs, platforms and handrails to existing position. Allow to test and ensure is left in a safe and fully working order. Allow to position on new proprietary bearers and sacrificial waterproofing layer as per manufacturers instructions.		Item		
5.7	COMPLETION				
5.7.1	Clear away all debris, unused materials and tools and leave site clean and tidy upon completion of all works. Allow to repair any damaged surfaces during the course of the works as previously specified.		Item		
5.7.2	The contractor shall allow within the contract period to rectify any obvious snagging items and to make good and/or carry out any reinstatements, where found necessary.		Item		

Ref	Item	Qty	Unit	Rate	Total (£)
5.7.3	Obtain/provide all testing and commissioning certificates relating to the works.		Item		
5.7.4	Obtain/provide insurance backed guarantees relating to the works.		Item		
5.7.5	Provide CA with O&M documentation, H&S File, guarantees, building control certificates and "as fitted/as installed" drawings. Note: Practical completion will not be issued until these documents are provided.		Item		
	TOTAL FOR SECTION 5.0				0.00
	TOTAL COST OF WORKS;				0.00

Client: Hillcrest 45468464 Limited
Property: Arkwright House, Parsonage Gardens, Manchester M3 2HP

Job Reference: 202366

4. Provisional Sums

Ref	Item	Total (£)
4	PROVISIONAL SUMS	
4.1	Allow the sum of £1,500.00 for repairs to the existing roof coverings, not identified prior to the works.	1,500.00
4.2	Allow the sum of £3,000.00 for M&E allowance in association with the roofing works.	3,000.00
4.3	Allow the sum of £2,000.00 for repairs to surface water drainage.	2,000.00
4.4	Allow the sum of £1,500.00 for unforeseen asbestos removals.	1,500.00
4.5	Allow the sum of £3,000.00 for replacement of bird spikes to parapets.	3,000.00
	TOTAL FOR SECTION 4.	11,000.00

Client: Hillcrest 45468464 Limited
Property: Arkwright House, Parsonage Gardens, Manchester M3 2HP

Job Reference: 202366

5. Contingency Sum

Ref	Item	£	Total (£)
5	GENERAL CONTINGENCY		
5.1	Include a client contingency sum of £5,000.00 to be expended or omitted only upon instruction by the Contract Administrator.		5,000.00
	TOTAL FOR SECTION 5.		5,000.00

6. Daywork Rates

Item	Description	Unit/Qty	Rate	£	p
6	DAYWORK RATES				
6.1	<u>LABOUR RATES</u> Schedule of "All-in Labour Rates (Normal working hours). Rate per hour, including overheads and profit. Trade Stone mason Bricklayer Carpenter Electrician Plumber/heating engineer General Roofer Painter and decorator Labourer Out of Hours Working The percentage increase required on the above rates for work executed outside of the normal working hours is:		Normal	Out of Hours	
		Per Hour	-	-	
		Per Hour	-	-	
		Per Hour	-	-	
		Per Hour	-	-	
		Per Hour	-	-	
		Per Hour	-	-	
		Per Hour	-	-	
		Per Hour	-	-	
		Rate	0.00%		
6.2	<u>MATERIALS AND PLANT RATES</u>				
.1	Charges for MATERIALS to be in accordance with formal invoices from the nominated supplier/merchant plus a percentage increase required on the invoiced sum for main contractor's overheads, profit and attendance of:	Rate			
.2	Charges for items of PLANT to be in accordance with formal invoices from the nominated hire firm/supplier plus a percentage increase required on the invoiced sum for main contractor's overheads, profit and attendance of:	Rate			
6.3	<u>SPECIALIST SUB CONTRACTOR INVOICES</u>				
.1	Charges for services of Specialist Sub-contractors is to be in accordance with formal invoices from each Sub-contractor plus 2.5% Main Contractor's Discount (MCD) and a percentage increase required on the invoiced (inclusive of MCD) sum for main contractor's overheads, profit and attendance of:	Rate			
	6.0 Daywork Rate				

6. Tender Summary

	Specification Section	Total (£)
1.0	Preliminaries Total	0.00
2.0	Materials & Workmanship	inc
3.0	Schedule of Works Total	0.00
4.0	Provisional Sums	11,000.00
5.0	Contingency Sum	5,000.00
6.0	Daywork Rates	0.00
	Total Carried to Form of Tender	16,000.00

Client: Hillcrest 45468464 Limited

Job Reference:

202366

Property: Arkwright House, Parsonage Gardens, Manchester M3 2HP

APPENDIX A:

Tender Drawings

2020366 - 01 Rev A - Arkwright House - Existing Roof Plan
2020366 - 02 Rev A - Arkwright House - Existing North Elevation
2020366 - 03 Rev A - Arkwright House - Existing East Elevation
2020366 - 04 Rev A - Arkwright House - Existing South Elevation
2020366 - 05 Rev A - Arkwright House - Existing West Elevation
2020366 - 06 Rev A - Arkwright House - Proposed Roof Plan
2020366 - 07 Rev A - Arkwright House - Proposed North Elevation
2020366 - 08 Rev A - Arkwright House - Proposed East Elevation
2020366 - 09 Rev A - Arkwright House - Proposed South Elevation
2020366 - 10 Rev A - Arkwright House - Proposed West Elevation

APPENDIX B:

Pre-Construction Information (PCI) Pack

Pre construction information - Arkwright House - version 001
Design Risk Management Register

APPENDIX C:

Contract Preliminaries and Conditions to JCT MW 2024 with Contractor Design Portion

202366-Arkwright House - Preliminaries - 23-06-2025

APPENDIX D:

Standards and Workmanship

202366 - Standards and Workmanship-2025-06-17

APPENDIX E:

Proteus PRO-BW PLUS Specification and Drawings

Proteus Specification ref: S_2225056_Arkwright House_Watts_Pro
BW Plus

Proteus Pro-BW Plus Technical drawings
SD_PBWP_Overlay_1,2,3,4,6,7,8,9,10,12 & 13
BBA-18-5574_Pro-BW Plus_021120
Proteus Material Data Sheets

APPENDIX F:

Existing Building Information

Watts Roof Inspection Report version C, dated 14/4/2025

Asbestos Management Plan, dated June 2022

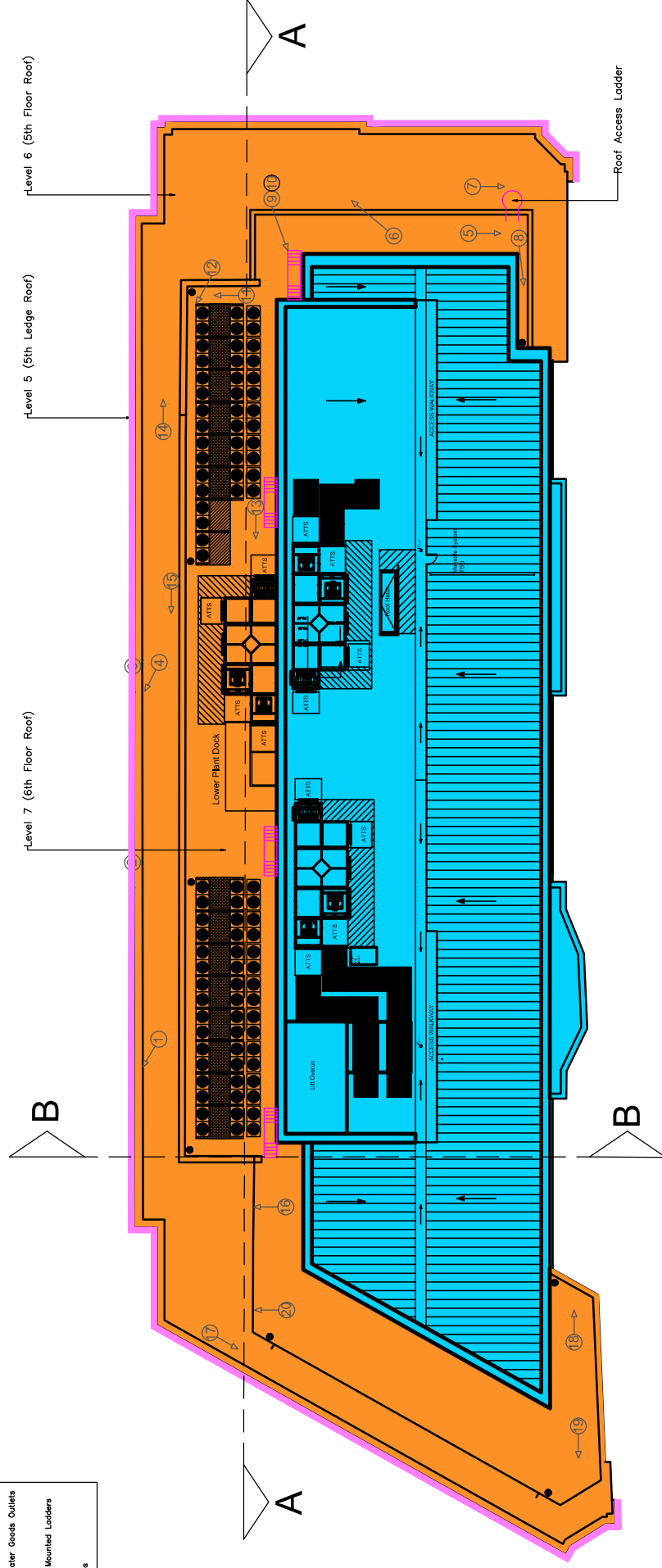
Asbestos Re-inspection Survey, dated March 2025

Novus Lightning Protection Report dated 09/10/2024

Steve Counce Limited drainage report, dated 26.11.2024

Supplier Code of Conduct

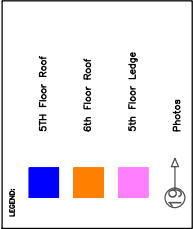
Photographic Schedule



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Drawing type:
Listed Building Consent

Drg.no: 2020366 - 01



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Drg.no: 2020366 - 02

Level 7 (6th Floor
Roof).

Level 6 (5th Floor
Roof).

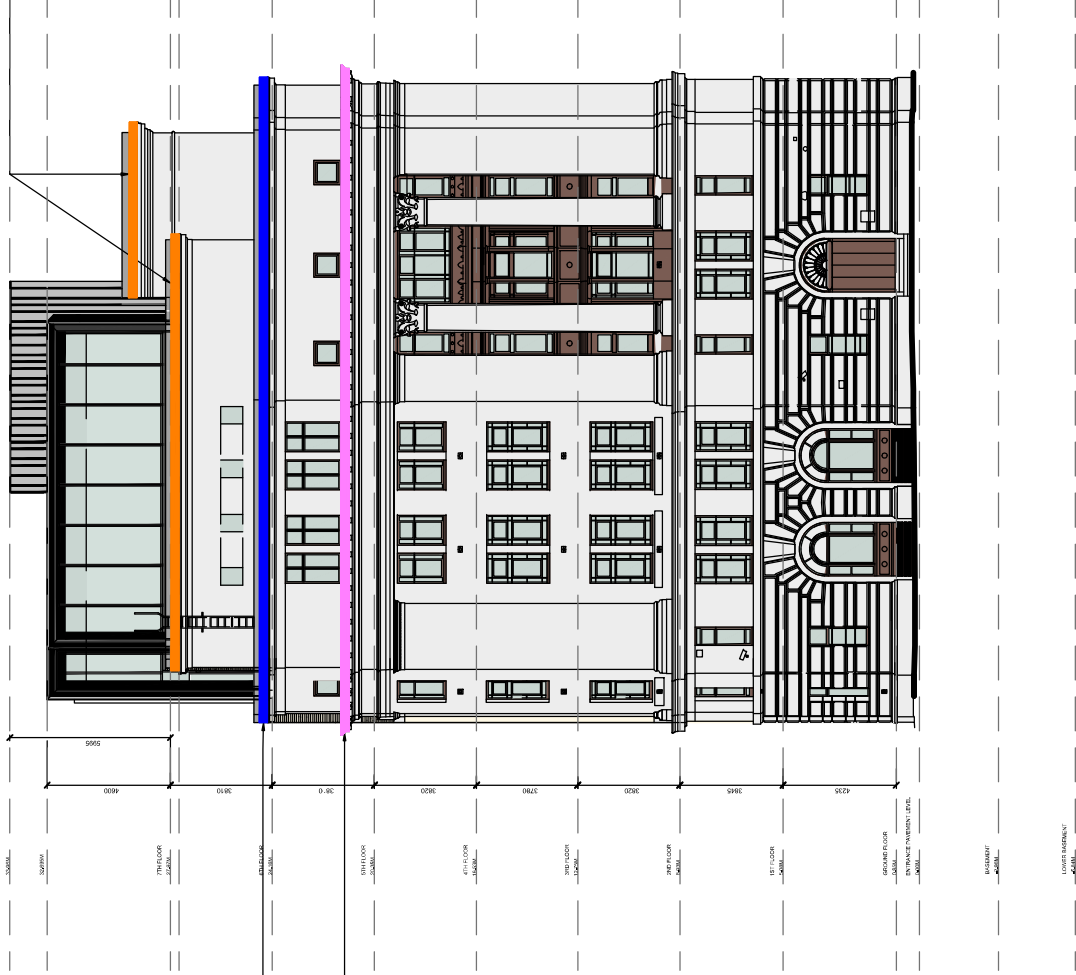
Level 5 (5th Floor
Ledge).

LEGEND:

5TH Floor Roof

6th Floor Roof

5th Floor Ledge



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Client: Hillcrest 45468464 Limited

Project:
Arkwright House
Roofing Works

Title: Arkwright House
Existing East Elevation

Drawing type:
Listed Building Consent

Amendments:

No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Scale: 1:200

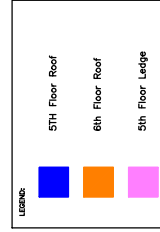
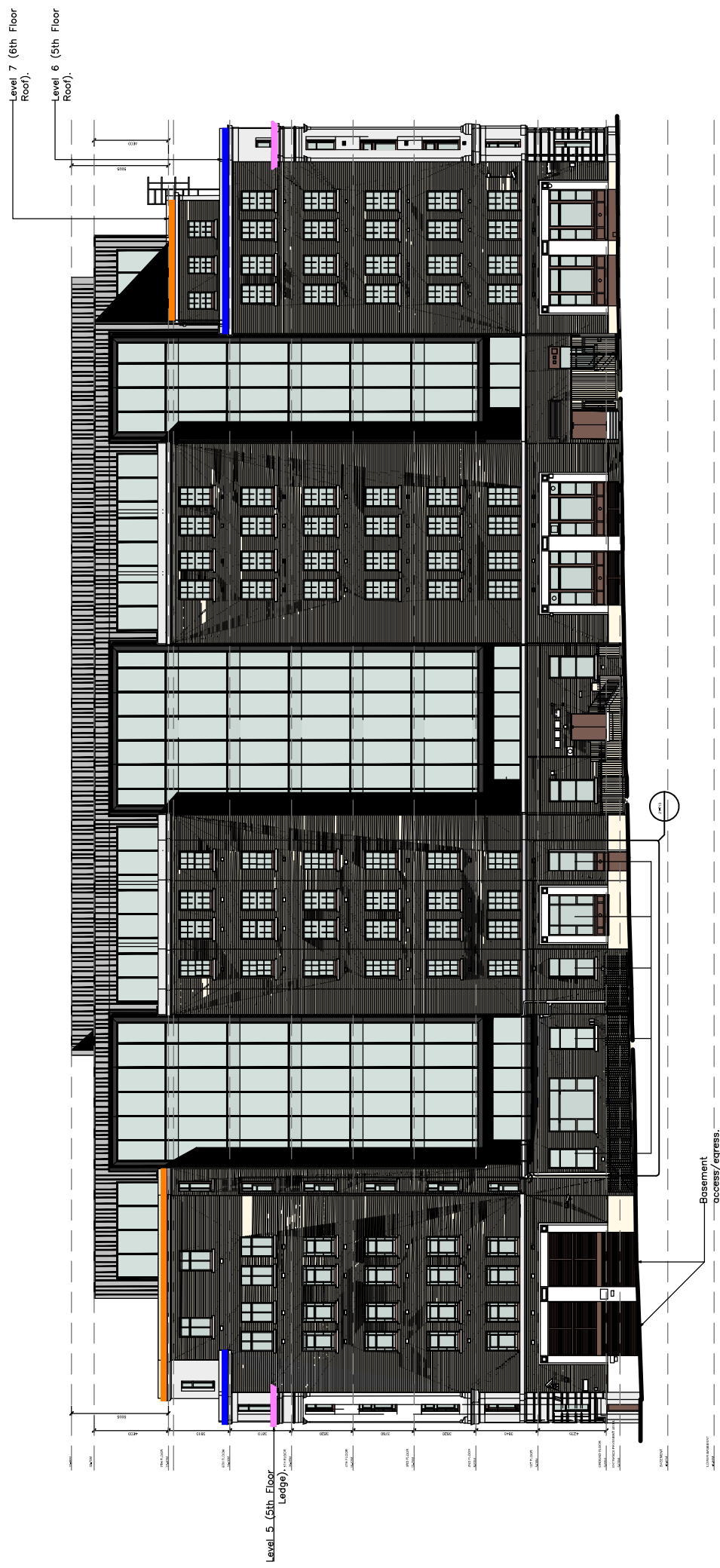
Drawn: JC

Drg.no: 2020366 – 03

Date: June 25

Checked: MJ

Rev: A



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Client: Hillcrest 45468464 Limited

Project: Arkwright House
Roofing Works

Title: Arkwright House
Existing South Elevation

Drawing type: Listed Building Consent

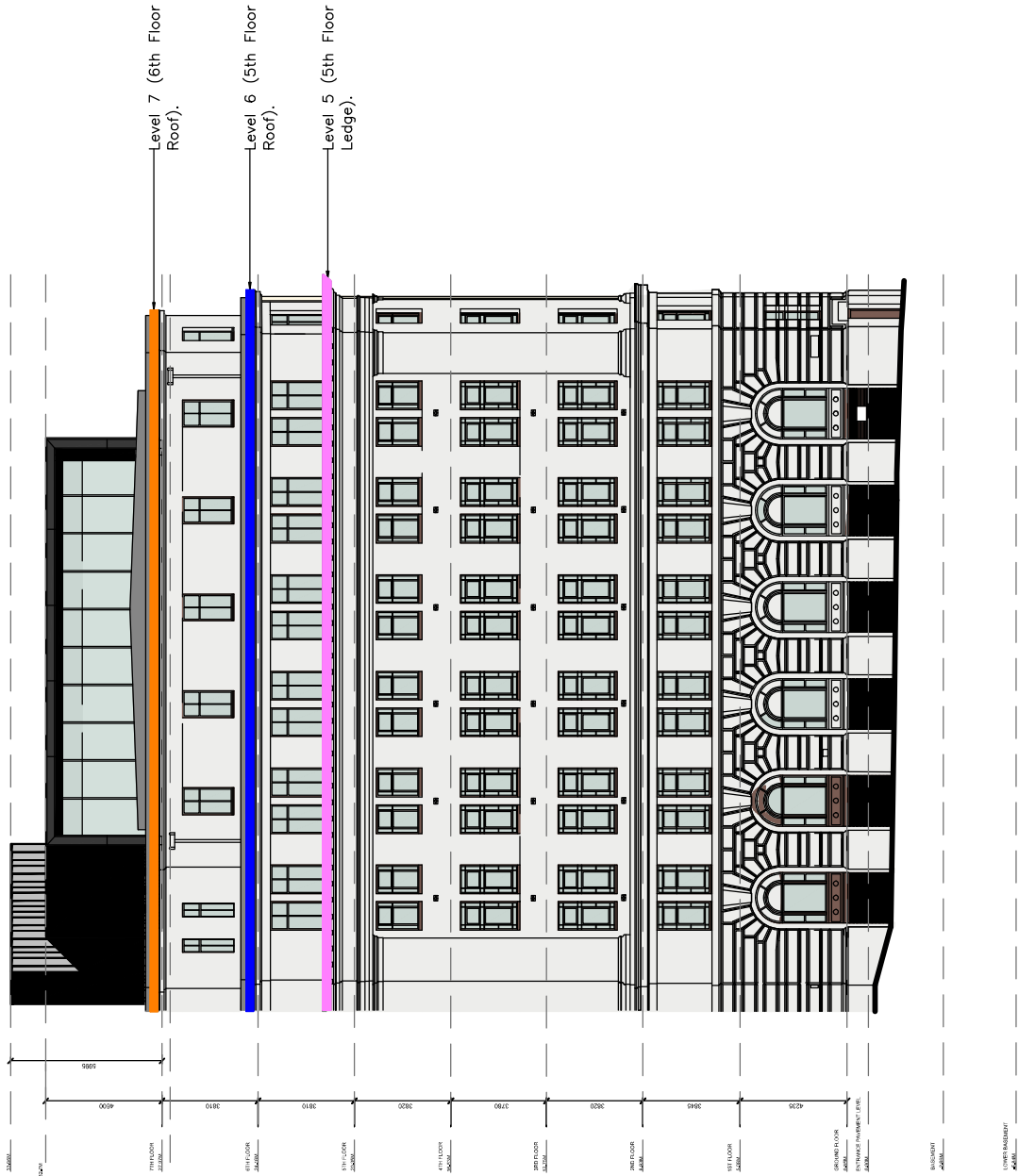
Amendments:

No dimensions are to be scaled from this drawing. All dimensions are to be checked on site, where discrepancy occurs between specification and drawings the supervising officer must be notified.

Scale: 1:250 @A3 Date: June 25

Drawn: JC
Checked: MJ

Drg.no: 2020366 - 04



LEGEND:

5TH Floor Roof

6th Floor Roof

5th Floor Ledge

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Client: Hillcrest 45468464 Limited

Project: Arkwright House Roofing Works

Title: Arkwright House Existing West Elevation

Drawing type: Listed Building Consent

No dimensions are to be scaled from this drawing. All dimensions are to be checked on site. Where discrepancy occurs between specification and drawings the supervising officer must be notified.

Scale: 1:200

Drawn: JC

Drg.no: 2020366 – 05

Date: June 25

Checked: MJ

Rev: A

Legend

Works Out Of Scope

Roof Ledge

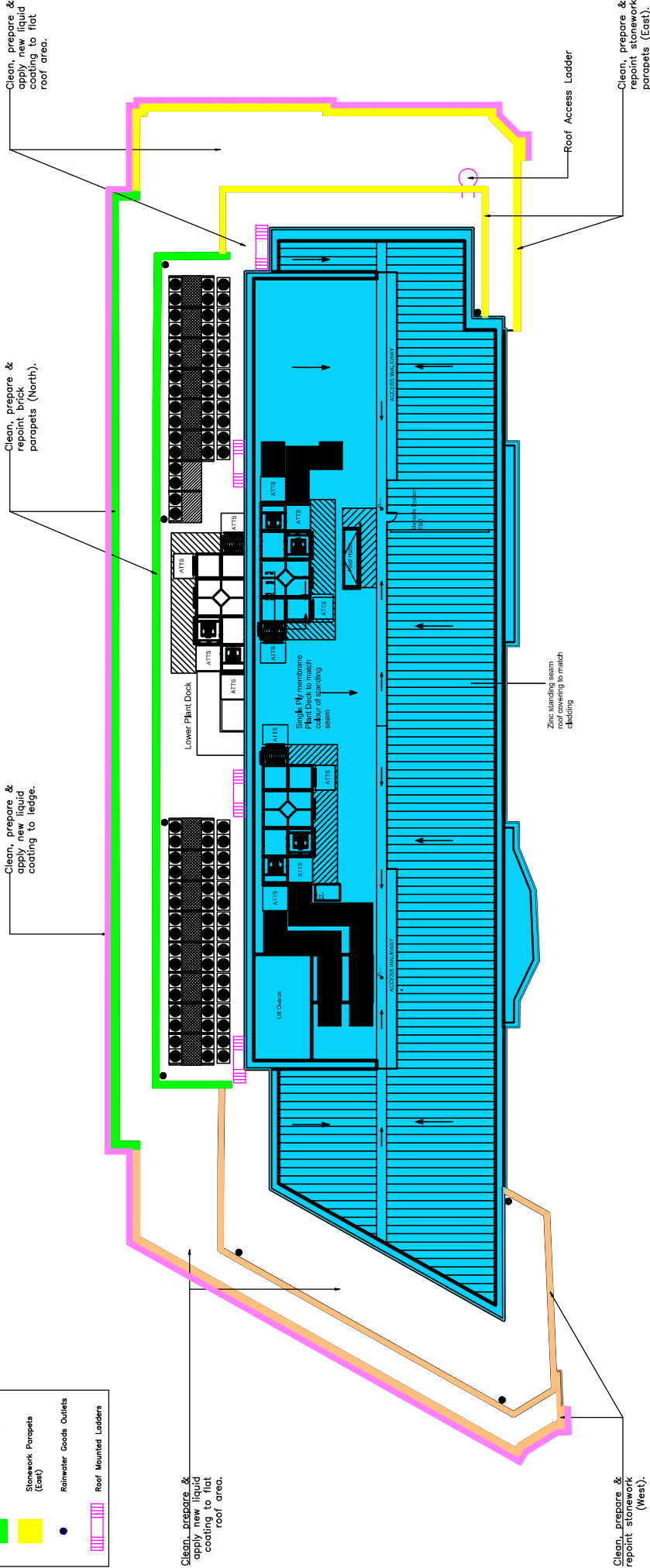
Stonework Parapets (West)

Brick Parapets (North)

Stonework Parapets (East)

Rainwater Goods Outlets

Roof Mounted Ladders



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Client: Hillcrest 45468464 Limited

Project: Arkwright House Roofing Works

Title: Arkwright House Proposed Roof Plan

Drawing type: Listed Building Consent

Amendments:

No dimensions are to be scaled from this drawing. All dimensions are to be checked on site. Where discrepancy occurs between specification and drawings the supervising officer must be notified.

Scale: 1:250

Date: June 25

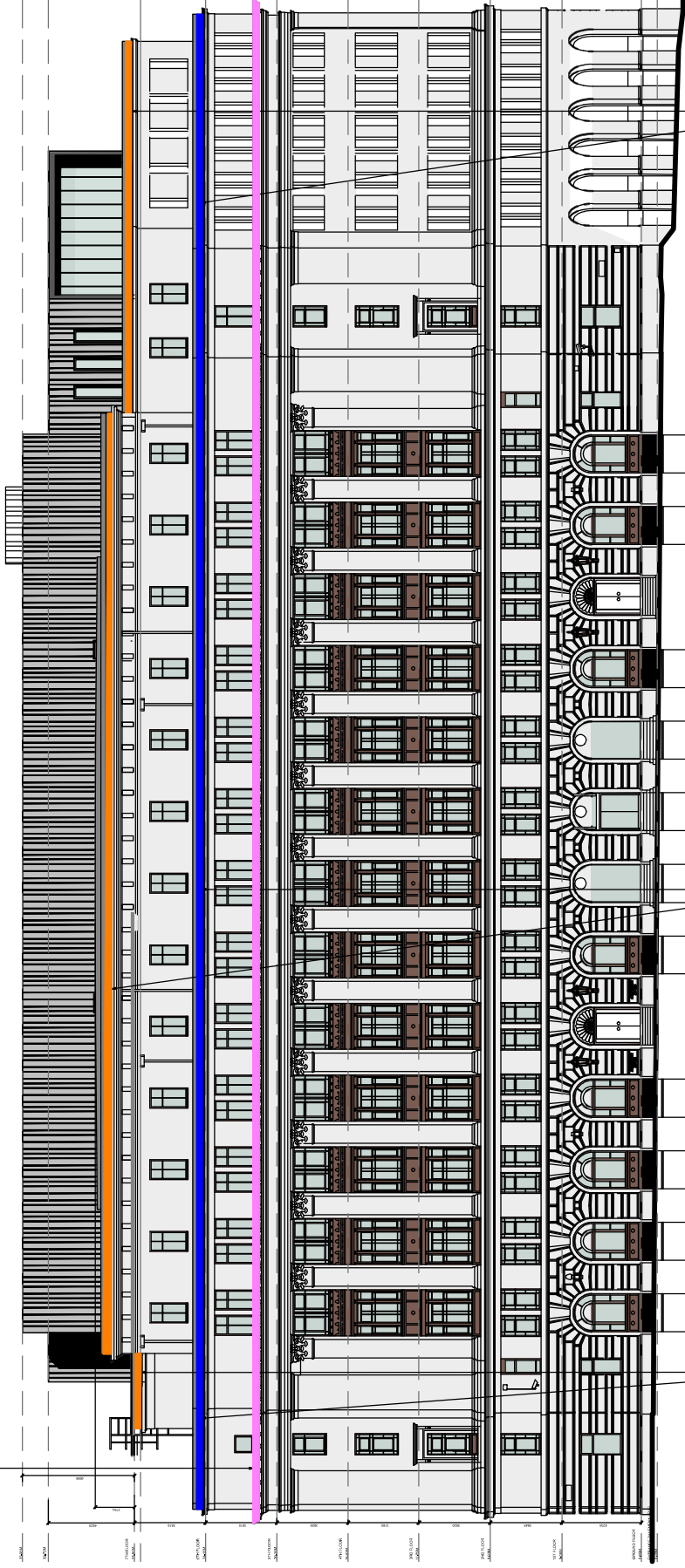
Drawn: JC

Checked: MJ

Dwg.no: 2020366 - 06

Rev: A

Clean, prepare & apply new liquid coating to ledge (surfacing surfaces only).



LEGEND:

- 5TH Floor Roof
- 6th Floor Roof
- 5th Floor Ledge

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watts.co.uk

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Client: Hillcrest 45468464 Limited

Project:
Arkwright House
Roofing Works

Title: Arkwright House
Proposed North Elevation

Drawing type:
Listed Building Consent

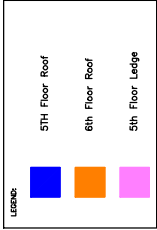
Amendments:

No dimensions are to be scaled from this drawing. All dimensions are to be checked on site. Where discrepancy occurs between specification and drawings the supervising officer must be notified.

Scale: 1:250 0A3 Date: June 25

Drawn: JC Checked: MJ

Dwg.no: 2020366 — 07 Rev: A



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Drg.no: 2020366 - 09

