

**Performance Specification  
for  
Cladding Remediation Work**

At

Chorlton Mill  
3 Cambridge Street  
Manchester  
M1 5BY

May 2024

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**BUILDING  
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## **CONTENTS**

- 1. GENERAL INFORMATION**
- 2. PRELIMINARIES**
- 3. PERFORMANCE SPECIFICATION - WALL CLADDING REMEDIATION**
- 4. PROJECT CONSTRAINTS**
- 5. EXCLUSIONS**
- 6. CONTRACT SUM ANALYSIS**

## **APPENDICES**

- |   |                                   |
|---|-----------------------------------|
| A | PHOTOGRAPHS                       |
| B | FRAEW report dated 25/08/2023     |
| C | MANUFACTURERS INFORMATION         |
| D | PRE-CONSTRUCTION INFORMATION PACK |

March 2024

## **1. GENERAL INFORMATION**

This document is a performance specification for the design and construction of the remediation of the external walls of the extension and fire/cavity barrier systems to the external walls of Chorlton Mill.

The site is located at 3 Cambridge Street, Manchester, M1 5BY.

The works comprise of the design and construction of the remediation of aluminium rain-screen cladding, including projecting soffits and fire barrier systems including all associated ancillary works to windows, entrance doors and the like described herein (the "Works").

The Works are to be inclusive of all temporary works and management necessary to accommodate the fact that the buildings are to remain fully occupied throughout.

The Works will be designed and constructed and use materials in compliance with and conformity to all relevant statutory regulations and guidance, including but not restricted to the following:

- PAS 9980.
- Building a Safer Future, Independent Review of Building Regulations and Fire Safety: Final Report dated May 2018
- Home England Cladding Safety Scheme
- Town and Country Planning Act and Associated Acts
- Building Regulations
- Office, Shops and Railways Premises Act
- Health and Safety at Work Act, the Workplace (Health, Safety and Welfare) Regulations and the Construction (Design and Management) Regulations 1994
- Environmental Health, Fire, Petroleum & Highways Officers' requirements
- Local Byelaws
- Health and Safety Display Screen Equipment Regulations 1992
- DDA Regulations
- All other relevant Construction Regulations current at the time of entering into the agreement

The Works shall not incorporate any materials which, by their nature or application, do not conform with British Standards or Codes of Practice or any European Union equivalent current at the date of use and any materials known within the Contractor's trade to be deleterious in the particular circumstances in which they are used, or specified for use, to health and safety and / or the durability of the Works.

Similar and approved products may replace those specified within this document subject to the prior approval of the Employer's Agent.

## **2. PRELIMINARIES**

March 2024

### **3. PERFORMANCE SPECIFICATION**

#### **Wall Remediation and Fire Barrier Installation**

##### **A. Generally**

The Report identifies that the external walls comprise the following:

Wall Type 1 – Brick and block

Wall Type 2 – ACM unknown category assumed 3.

“The ACM should be removed and replaced with a non-combustible alternative. Cavity barriers should be fitted under the new panels.”

In these instances, the Works are to include as a minimum the replacement/ installation of this system complete with a new system compliant with this performance specification.

The Works shall be compliant with all the recommendations of the Report and shall include (but not be restricted to) the careful removal of the existing cladding back to a sound structural base and replacement with a compliant system of:

- fire barriers both horizontal, vertical and those to party wall junctions to aluminium rain screen cladding and soffits;
- replacement of the aluminium rainscreen cladding and projecting soffits disturbed or damaged in connection with either the inspection of inspection of or during the works. All works to the approval of the Employers Agent, Planning Authority and Building Control;
- any sundry/associated works.

All such works shall be designed by an appropriately qualified and experienced designer with any structural elements being designed by an appropriately chartered structural engineer and the complete installation shall be to the approval of an appropriately qualified fire safety engineer and installation shall be compliant with the constraints.

March 2024

## **B. Rainscreen cladding, soffits, cavity barriers and sundry/associated works**

The Works shall include the necessary careful stripping off and replacement of the existing system complete including making good of any elements of the existing structure to suit.

Required stripping off shall be undertaken in a manner which is considerate of the occupied nature of the development and the Works. This shall include compliance with the Constraints and all necessary temporary works to ensure that the development remains adequately insulated, wind and weathertight throughout the Works, together with the making good of all other works and trades disturbed.

The Works shall include (but are not restricted to):

- a thorough examination of the existing structures upon which the new system is to be founded (when exposed) together with the replacement of any non-compliant elements of the structure
- a system of fire/cavity barriers (considered later in further detail) covered by the aluminium rain screen cladding and soffits (to the approval of the Employer's Agent) consistent with current legislation. Specific consideration shall be given to the fire resistance and insulation standards required to achieve compliance with the Building Regulations.
- the removal and replacement of all penetrations and vents etc. through the façade and soffits which are found to be not to standard (this is addressed in further detail later)

Special care shall be taken to avoid any soiling of or damage to the existing windows and screens and any soiling shall be removed and repaired as soon as practicable. The existing windows and screens are to be sparkle cleaned externally at or immediately prior to practical completion.

## **C. Fire Safety Barriers**

The Works shall include the careful stripping out and removal of the existing fire safety barrier system (if installed) and replacement with a system designed by an appropriately qualified and experienced designer to the approval of an appropriately qualified and experienced fire safety engineer.

This shall be undertaken in a manner compliant with the Constraints in a manner which ensures that at all stages of construction the building is properly and adequately fire protected.

Particular care is to be taken in:

- the design and monitoring of the installation of this element of the Works which shall be via a methodology which is in strict compliance with the further requirements of this performance specification and to the approval of the Employer's Agent.

March 2024

- the accuracy of as-built drawings which shall each be signed by an appropriately qualified professional responsible for witnessing the installation of the system, certifying that the installation is compliant with the as-built records.

#### **D. Vents, Penetrations and the Like**

The Works shall include the replacement of any existing vents and / or penetrations through the façade or soffits which are identified to not meet the specification with compliant components to support their intended usage.

Care shall be taken to ensure that wherever practicable the functionality of the plant/equipment and the like served by the vents/penetrations is maintained throughout the Works.

The design of this element of the work shall be undertaken by an appropriately qualified and experienced services engineer where appropriate to the approval of an appropriately qualified fire safety engineer.

#### **E. Lights and other attachments etc.**

The Works are to include the careful removal, storage and replacing of existing handrail and lights etc. including all intermediate arrangements to the reasonable requests of the occupiers where necessitated by the requirements of the Constraints.

Any fitments which are in a state of significant disrepair shall be recorded and reported to the Employer's Agent prior to any works being undertaken.

Design, provide and install a system of appropriately worded signage to any rooftop areas and cantilevered balconies identifying that barbecues and other activities involving risk of fire are prohibited in that location, all to the approval of the Employer's Agent.

#### **4. PROJECT CONSTRAINTS.**

##### **A. Occupied Building**

It is intended that the building will remain occupied during the course of the works.

The design and construction of the Works shall accommodate this fact and ensure the quiet enjoyment of the building by tenants and occupiers throughout the Works.

Special consideration shall be given to fire safety throughout the Works and any fire safety precautions which result from the Works are to be incorporated into the relevant documentation and procedures including the Fire Risk Assessment for the building by an appropriately qualified and experienced professional.

The Contractor shall be responsible for designing, communicating, implementing, managing and concluding the precautions for the duration of the Works.

Working hours shall be restricted to those set out within the prelims section – A35/170 Working Hours.

##### **B. Lease Provisions and the Like**

To the extent that details of leases and other documentation relating to the occupation and ownership of the building are not provided, the design and construction of the Works are to make allowances to accommodate those covenant and lease provisions which ought reasonably to be envisaged in developments of this nature.

The Works shall include an obligation to use reasonable endeavours and enquiries to establish the extent of obligations to tenants and occupiers in relation to leases, covenants and the like.

The Works shall include the provision of a completed form EWS1: External Fire Wall Review for the freeholder of the building.

##### **C. Occupier Liaison**

The Works will include an appropriate system of communication between the Contractor and the Tenants/Occupiers etc.

This system shall be to the approval of the Employer's Agent and shall include (but not be restricted to) a regular update to the tenants via suitable media advising of progress against programme and any disruptive/ noisy works anticipated in the near future.

##### **D. Party Wall Agreements and Awards**

To the extent that Party Wall Awards and Agreements relating to the occupation, ownership and tenancy of the building are not provided, the design and construction of the Works is to make allowances which ought reasonably to be made in satisfying such agents in developments of this nature.

March 2024

#### **E. Original Defective Design/ Installation**

The Works are to include the requirement to take and record any records necessary to pursue any future action against the previous developer/ contractor. They shall include, but not be restricted to evidential standard photographs (dated and recorded) and records which shall be provided to the Employer's Agent together with details of who had taken the photographs and what they are intending to evidence.

#### **F. Record Keeping Generally**

Notwithstanding the further provisions of this performance specification, where not available, obtain, produce or establish by survey sufficient records and/or information to meet the project's needs.

To the extent that they do not currently exist, the works shall include the drafting, by the contractor, of as-built records of the structure of the external wall construction when possession was taken of the site to RIBA stage 7 in accordance with the RIBA Plan of Work 2020 and to the satisfaction of the Employers Agent.

Throughout the project's lifecycle the Contractor shall keep, maintain and provide copies of all necessary records to stakeholders as reasonably required by the Employer's Agent.

The Contractor will provide any documents, records and the like as reasonably required to assist with:

- subsequent recovery of monies for the cost of remedial works (described in further detail elsewhere
- meet the requirements of the Home England Cladding Safety Scheme and;
- inform present and perspective stakeholders of the fire risk associated with the property.

As reasonably required by the Employer's Agent.

#### **G. Change**

Notwithstanding the further provisions of the Contract, the Contractor shall employ systems to ensure the 'Golden Thread' principles identified within Building a Safer Future, Independent Review and of Building Regulations and Fire Safety: Final Report dated May 2018 are always maintained.

#### **H. Liability for Accuracy of Record Documents/As Built Drawings and the Like Provided by the Employer**

Notwithstanding the further provisions of this contract and in so far as the Employer has provided any information to the Contractor in relation to the state or condition of the existing building (as built-drawings and the like):

- no warranty is offered as to the accuracy or completeness of that material.

March 2024

- the Contractor is responsible for checking the accuracy of any such material.
- for the avoidance of any doubt, should the Contractor choose to rely on any such material and the material prove to be incomplete, inaccurate or deficient in any other way this shall constitute neither a Change to the Contract nor a breach by the Employer and the Contractor shall not be entitled to additional cost or an extension to the contract period as a result.

## **5. EXCLUSIONS**

The following elements are specifically excluded from the scheme;

- Replacement of external windows and doors
- Replacement of existing signage (taking off and refitting is included)
- Replacement of fixtures and fitting existing alarm systems, Sky telecoms aerials, CCTV cameras, citizens band radio aerials and the like (taking off and refitting is included)

## **6. CONTRACT SUM ANALYSIS & FORM OF TENDER**

## **APPENDIX A**

### **PHOTOGRAPHS**

## **APPENDIX B**

**FRAEW report dated 25/08/2023**

## **APPENDIX C**

### **MANUFACTURERS INFORMATION**

## **APPENDIX E**

### **PRE-CONSTRUCTION INFORMATION PACK**