Heaton Park Farm Centre

Roof and Fabric Repair Works

Scope of Work and Form of Tender

September 2026



KEPCZYK SANDERSON + ASSOCIATES

ARCHITECTS | SURVEYORS | HISTORIC BUILDING CONSULTANTS

2225: HEATON PARK FARM CENTRE: REPAIR WORKS

SCOPE OF WORK AND FORM OF TENDER

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INTRODUCTION AND BRIEF DESCRIPTION OF THE WORKS

The repair works include works to the roofs and masonry including repairs to windows at Heaton Park Farm Centre. The proposal covers fabric repairs to the roof, masonry, windows and doors, and rainwater goods of the Farm Centre, at Heaton Park, Prestwich, Manchester. The address is: Heaton Park, The Stables, Manchester M25 2SW.

The Farm Centre (former Stable Block) is listed Grade II.

The proposed repair works comprise stripping off and carting away the existing roof finishes down to the existing structures, undertaking any necessary timber remedial works, building up new battens and counterbattens with new slated roof (Welsh Slate) with new insulated breatheble membrane. Low pitch roofs below 27° degrees to be replaced with Permavent Easy Slate system as Permavent specification. All lead work to be executed to comply with the Lead Association Standards. Adjacent lead roofs to be stripped off, deteriorated timbers replaced and new deck with battens and lead on core wood and new lead gutters and chutes as detailed on architects' drawings. Existing vents, lanterns and chimneys to be assessed, repaired from damaged areas and redecorated.

Carry out all repairs to structures has highlighted in the structural engineer's report and recommendation (REF: Structural engineer's report) and Robinson's timber rot survey.

In association with the roof works the parapet gutters are to be lifted and sit back on new Lead DPC and the outlets given overflow provision. This will improve rainwater disposal and provide a 'failsafe' means of the disposing run off in the event of blockages. The rainwater goods are to be cleared from debirs, timber gutters replaced with new cast iron profiles as specification. Existing hopper heads cleaned from debris and redecorated, if required to be lowered to suit new gutter and chute levels. Existing rainwater goods will be assessed for any defects, and, if at all possible, reused. Plastic or missing downpipes to be replaced in cast iron to match existing quality, colour and sizes. Existing metal brackets to be repaired if required and redecorated.

Repair works to the elevations include raking out of cementious mortar or saturated brick joints and repointed in lime mortar as specification. Allow for sample to be approved by the Architect on site before the works commence. Repairs to stone elments such stone string course, corbel stones and plinth include cleaning of paint to all surfaces, removal of loose material from main faces to sound stone, redressing delapitated layers and replacement of deteriorated and eroden stones thorugh installation of new stone indentations to match existing size, moulding profile, quality and colour. Repoint open joints in lime mortar as specifications. Localised repaires have been highlighted on the attached document (REF: Document A: repairs to fabric)

Repair works to windows and doors include replacement of deteriorated elements to frames, lintels and cills as detailed by the timber preservation companuy Robinsons' following the information provided on the timber rot survey (REF Robinsons' tinber rot survey) and attached mark up documents. (REF: Document B: Repairs to windows and Doors).

As part of the project carry out improvements and repairs to the existing drainage system as shown on the drainage survey produced by GENERAL UTILITIES NORTHWEST LTD.

The following drawings, documents and reports are attached to this document:

Architect's drawings and documents:

- 2225 01 SITE LOCATION PLAN 500/1250 A1
- 2251 02 ROOF PLAN AS EXISTING 100 A1
- 2225 03 ROOF PLAN AS PROPOSED 100 A1
- 2225 04 FIRST FLOOR PLAN 100 A1
- 2225 05 GROUND FLOOR PLAN 100 A1
- 2225 06 FRONT AND COURTYARD ELEVATION 100 A1
- 2225 07 SIDE ELEVATIONS 100 A1
- 2225 08 SECTIONS 100 A1
- 2225 09 Stables Cafe' Details 50/5 A1
- 2225 10 Heaton Reception workshop and offices Details 50/5 A1
- 2225 11 Central Pavilion Details 50 A1
- 2225 12 Central Pavilion Details 50/5 A1
- 2225 13 Lantern Details 20 5 A1
- 2225 14 South East Pavilion 50 5 A1
- 2225 15 North East Pavilion 50 5 A1
- 2225 16 Hay Loft and Offices 50 5 A1
- 2225 17 Classroom Details 50 5 A1
- 2225 18 Monopitch Former Animal Stalls Details 50 10 A1
- 2225 19 Flat Roofs 20 A1
- 2225 20 Storage and Toilets 20 A1
- 2225 document B Repairs to windows and doors A3
- 2225 document A Repairs to building fabric A3
- 2225 Design and Access Statement and HIA A4
- 2251 Specification A4
- 2251 Schedule of Work and Form of Tender A4

Other documents:

Timber rot survey:

- Robinson's Timber Rot Survey

Warren Shepherd Surveyor AIWSC, CRDS, MIOSH
Robinsons Preservation Ltd
38 Kansas Ave, Salford, Manchester, M50 2GL
E-mail [redacted]
Tel No 0161 872 3133

Permavent Easy Slate System:

- Permavent Specification: H62 Natural Slate

Permavent contact details:
Graham Copson, Technical Manager,
[redacted]
Product supply contact details:
Danny Campbell, Area Sales Manager,
[redacted]

Structural Engineer Report

- A001 - 2025-10-16 - AMP-44649 - JSF Floor Plan Markup
- R001 - 2025-10-22 - AMP-44649 - JSF Photo Report
- Email - structural engineer email – Outlook
- 2225 Farm Centre Structural Engineer Report

Jack Sandford, Structural Engineer
Capital Programmes, Manchester City Council
[redacted]
www.manchester.gov.uk

Drainage Survey

- Drainage Survey Report
- Drainage survey map
- C.A.R
- Video

Contact by General Utilities, [redacted]
Contact: Craig Morris. [redacted]
Operations Manager
[redacted]
generalutilities@btconnect.com

additional documents:

- Surveys, Building and Site Information
- Bat Survey: Rachel Hacking Ecology
- Site Photos

Project	Heaton Park Farm Centre	Project No.	2225
Client	Manchester City Council – Heaton Estate	Date	18/09/2026
Title	Schedule of Work	File Ref	4.01

SCHEDULE OF WORK

Generally: All necessary precautions shall be taken to ensure that the health and safety of all operatives and visitors is safeguarded.

Number reference of Areas of work as shown on proposed Roof Plan as listed below:

1 CENTRAL PAVILION
2 SOUTH-EACH PAVILION
3 NORTH-EAST PAVILION
4 SOUTH WING / STABLES CAFÉ'
5 NORTH WING / HEATON RECEPTION AND OFFICES
6 EDUCATIONAL CENTRE
7 NORTH OFFICES / FORMER STABLES HAY LOFT
8 SOUTH-WEST STORAGE/TOILETS
9 NORTH-WEST STORAGE
10 WEST BLOCK / MONOPITCHED ROOF / FORMER ANIMAL STALLS
11 SOUTH FLAT ROOF
12 NORTH FLAT ROOF

		£	p
	(1) REPAIR WORKS TO CENTRAL PAVILION		
	Drawings Ref: 2225 11 Central Pavilion Elevations and Section 50 A1, 2225 12 Central Pavilion Details 5 A1 2225 13 Lantern Details 20 5 A1		
	PRELIMINARIES, ACCESS, TEMPORARY WORK AND PROTECTION:		
1	Preliminaries, Site Establishment/Contractor's compound etc		
2	Allow for external access scaffolding, including alarm, temporary weatherproofing, and 5m high steel sheeting protection to bottom. Allow for internal access scaffolding in association with any necessary timber repairs, plaster repairs and decorations. Allow for temporary protection externally to paving around the working area, adjacent roofs, masonry, windows, etc. and internally to windows, fixtures and floor finishing.		
3	Allow for design, supply and installation of Temporary roof protection to roof cover, scaffolding and structures during the construction works.		

STRIPPING OUT + CART AWAY

1 Carefully remove exiting roof finishes and lead flashings down to existing structures from main roof over central pavilion, including any underlay, coverings, ridge tiles, battens, abutment flashings, lead soakers, upstands, and any timber base under, and *timber gutters* and clear away all debris from the site and cart away.

INSPECT TIMBERS + REPAIR OF STRUCTURES

1 Carry out inspection and timber repairs and treatments to deteriorated timbers and structures as shown on Robinson's Timber Rot Survey. Allow for further specialist inspection of the existing roof structures and wall plates once high level access is provided. Include for undertaking all necessary identified repairs / renewal works
Replace and repair structures, beams, wall plates and timbers affected by dry rot and structural movement as structural engineer's recommendations and report, and Robinson's timber rot survey. Include for any monitoring of cracks to brick walls and repairs as structural engineer's report and recommendations.
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SLATING, ROOF BUILD-UP and LEADWORK

1 Supply and Install new Permavent Easy Slate System on new battens with 50x50mm treated s/w counter battens fixed to existing roof structure, and lay Permavent Skytech PRO XL insulating breather membrane with strip of breathable underlay at eaves level with eaves carrier over tilting fillet, and include all items as Permavent specification, install new treated s/w tilting fillet fixed at the eaves level, and dress into new gutters. Fix 50x25mm tannalised slating battens to accept new 300x500x7mm Ffestiniog Blue Grey (County Grade) natural Welsh slate finish or similar approved.

2 Supply and fix new 75mm king wood cored roll to ridge with Code 7 lead weathering at max 1.5m lengths, lap joints to be min 150mm overlap, cover over slates to be min200mm each side and free edges secured with copper or stainless steel clips at 300mm centre.
Supply and fix new 45mm cored wood rolls to hips with Code 7 lead weathering at max at max 1.5m lengths, lap joints to be min 150mm overlap, cover over slates to be min 200mm each side and free edges secured with copper or stainless steel clips at 300mm centre. Junction between ridge and hip flashings and where rolls terminate at hip ends to be formed either by bossing or lead-welding.

3* Following investigation of condition of copings and lead dpc at high level, lift existing copings to rakings to front gables to central pavilion and re-bed on mortar on new Code 5 lead dpc, turned down outer face of masonry 25mm and left long on inner face to act as cover flashing to upstanding edge of slating soakers upstand. Dpc in 1500mm max lengths, lapped 100mm, and with minimum 75mm cover upstand soakers. Secure lower 'free' edge of cover flashing by lead welded clips at 300mm c/cs. All lead in contact with masonry to

	be bitumen painted. Raking copings to the building gables are to be removed and re-bedded on lead dpcs with local repair / replacement of stones where necessary. Check metal cramps and replace if required. Seal around dowels where penetrating the lead with bitumen prior to locating the copings back in place. Repoint open joints of copings in lime mortar as specification. (subject to assessment of conditions once access at high level has been provided*).		
4	Replace existing timber gutters and supply and fix new cast iron 125mmX100mm G46 moulded gutter in black colour by Hargreavesfoundry as specification. Allow for connections and nozzle pieces to suit existing downpipes and hopper heads connections. Install new B4343 rise and fall metal brackets mounted on the top of the existing metal ornamental brackets to support new sections of gutters. Allow for inspection of downpipes and hopper heads and fixings to masonry, repair/replace damaged sections of downpipes and redecorate. Allow for moving fixings and loose socket eared collars away from stone string course to the upper second row of brick joints and install collars with wooden spacer bobbin to avoid breaking through existing stone string course.		
5	Take down and rebuild lantern to match existing structure, materials and quality, replace deteriorated timber elements, cill and paneling and redecorate. Install new roof cover to lantern in lead with wood cored rolls to hips in lead code 7 as Lead Association recommendations. Install new metal mesh to openings to avoid birds nesting. Fix lantern in place on top of existing supporting structure and install new lead on new wood core roll to weathering cill detail using Code 6 or 7. Fix lead with clips in stainless steel or copper on each side. Maximum length to be 1.5m for code 6 or higher, min overlap to be 150mm. Install new lead apron in lead code 5 or 6. lengths to be centred to match existing sizes. Carefully remove ornate wrought iron weather vane, refurbished and redecorate. Include for treatment of corroded sections and replace fixings to roof.		
MANSORY REPAIRS:			
1	Rake out existing joints and remove paint to all surfaces to corbel stones at eaves level, to string course and stone plinths to a minimum depth of 25mm and repoint in 1:3 lime / sand mortar to approved sample to be agreed with the Architect. Refer to Document A: Fabric Repairs mark up of localised repair works. Any defective, weathered or damaged masonry, are to be carefully cut out and indent repaired / replaced using the techniques as noted in the specification and mark up drawings.		
2	Rake out existing cementitious mortar to brick wall and to saturated brickwork and vegetation growth around hopper heads and joints. Carefully remove vegetation growth from joints and facework to masonry. Allow for Doff clean to full elevation as specifications.		

	WINDOWS and DOOR REPAIRS:		
1	Allow for assessment of windows, gates to archways and door frames and surrounds, replace/repair sections of deteriorated timber members affected by decay caused by wet rot and water damage with new painted hardwood, including wooden panelling to doors and gates, cills and frames, carefully rake out existing pointing between frames and masonry, and renew seal to all openings, renew putty to all windows, replace broken glass and deteriorated or loose glazing bars, ease opening mechanisms and adjust as necessary Localised defects requiring attention are marked up on each individual windows/doors/gates as Robinson's Timber Rot survey and document B Repairs to windows and doors markup.		
	INTERNAL REPAIRS/DECORATIONS		
1	Allow for removal, repair and replacement of any internal surfaces affected by the works to roof, ceiling and windows/doors. Make good to match existing finish, materials and colours. Allow for redecoration of adjacent areas.		
	Any other works not listed:		
1	Contractor to add description		
	(1) CENTRAL PAVILION	SUB-TOTAL	

(4) REPAIR WORKS SOUTH WING/STABLES CAFÉ' + (11) REPAIR WORKS TO SOUTH FLAT ROOF	£	p
2225 09 Stables Cafe' Details 50/5 A1 + roof plan		
PRELIMINARIES, ACCESS, TEMPORARY WORK AND PROTECTION:		
1 Preliminaries, Site Establishment/Contractor's compound etc		
2 Allow for external access scaffolding, including alarm, temporary weatherproofing, and 5m high steel sheeting protection to bottom. Allow for internal access scaffolding in association with any necessary timber repairs, plaster repairs and decorations. Allow for temporary protection externally to paving around the working area, adjacent roofs, masonry, windows, etc. and internally to windows, fixtures and floor finishing.		
3 Allow for design, supply and installation of Temporary roof protection to roof cover, scaffolding and structures during the construction works.		
STRIPPING OUT + CART AWAY		
1 Carefully remove exiting roof finishes and lead flashings down to existing structures from main roof (4) and adjacent flat roof (11), including any underlay, coverings, ridge tiles, battens, abutment flashings, lead soakers, upstands, and any timber base under, and *timber gutter*s and clear away all debris from the site and cart away.		
INSPECT TIMBERS + REPAIR OF STRUCTURES		
1 Carry out inspection and timber repairs and treatments to deteriorated timbers and structures as shown on Robinson's Timber Rot Survey. Allow for further specialist inspection of the existing roof structures and wall plates once high level access is provided. Include for undertaking all necessary identified repairs / renewal works Replace and repair structures, beams, wall plates and timbers affected by dry rot and structural movement as structural engineer's recommendations and report, and Robinson's timber rot survey. Include for any monitoring of cracks to brick walls and repairs as structural engineer's report and recommendations. .		
SLATING, ROOF BUILD-UP and LEADWORK		
1 Supply and Install new Permavent Easy Slate System on new battens with 50x50mm treated s/w counter battens fixed to existing roof structure, and lay Permavent Skytech PRO XL insulating breather membrane with strip of breathable underlay at eaves level with eaves carrier over tilting fillet, and include all items as Permavent specification, install new treated s/w tilting fillet fixed at the eaves level, and dress into new gutters. Fix 50x25mm tannalised slating battens to accept new 300x500x7mm Ffestiniog Blue Grey (County Grade) natural Welsh slate finish or similar approved.		

2	Supply and fix new 75mm king wood cored roll to ridge with Code 7 lead weathering at max 1.5m lengths, lap joints to be min 150mm overlap, cover over slates to be min200mm each side and free edges secured with copper or stainless steel clips at 300mm centre. Include for stepped cover flashings to wall abutments in lead code 6 secured into chases in masonry with lead wedges and back pointed in BLM mastic as specification.		
3	Replace existing timber gutters and supply and fix new cast iron 125mmX100mm G46 moulded gutter in black colour by Hargreavesfoundry as specification. Allow for connections and nozzle pieces to suit existing downpipes and hopper heads connections. Install new B4343 rise and fall metal brackets mounted on the top of the existing metal ornamental brackets to support new sections of gutters. Allow for inspection of downpipes and hopper heads and fixings to masonry, repair/replace damaged sections of downpipes and redecorate. Allow for moving fixings and loose socket eared collars away from stone string course to the upper second row of brick joints and install collars with wooden spacer bobbin to avoid breaking through existing stone string course.		
4	Remove and rebuild vents to match existing size, quality, materials, finish and colours. Allow for replacement of deteriorated timbers and supporting structures. Include for Lead flashings and lead apron code 6 to roof junctions.		
5	Lift copings and rebed on new Code 5 lead dpc to south flat roof (11). Strip off flat lead roof and underlay. Install new lead with wood cored rolls on top of Class A building paper and new levelled screed or timber underlay. Form new gutter and outlet in lead to discharge into existing hopper head. Cover flashings in lead Code 6 dressed into masonry with lead wedges at 300mm and back pointed in BLM mastic, to overlap min 75mm to upstand of gutter. Remove vegetation growth around outlet and repoint coping stoned and top section of wall in lime mortar as specification.		
MANSORY REPAIRS:			
1	Rake out existing joints and remove paint to all surfaces to corbel stones at eaves level, to string course and stone plinths to a minimum depth of 25mm and repoint in 1:3 lime / sand mortar to approved sample to be agreed with the Architect. Refer to Document A: Fabric Repairs mark up of localised repair works. Any defective, weathered or damaged masonry, are to be carefully cut out and indent repaired / replaced using the techniques as noted in the specification and mark up drawings.		
2	Rake out existing cementitious mortar to brick wall and to saturated brickwork and vegetation growth around hopper heads and joints. Carefully remove vegetation growth from joints and facework to masonry. Allow for Doff clean to full elevation as specifications.		

WINDOWS and DOOR REPAIRS:

1	Allow for assessment of windows, gates to archways and door frames and surrounds, replace/repair sections of deteriorated timber members affected by decay caused by wet rot and water damage with new painted hardwood, including wooden panelling to doors and gates, cills and frames, carefully rake out existing pointing between frames and masonry, and renew seal to all openings, renew putty to all windows, replace broken glass and deteriorated or loose glazing bars, ease opening mechanisms and adjust as necessary Localised defects requiring attention are marked up on each individual windows/doors/gates as Robinson's Timber Rot survey and document B Repairs to windows and doors markup.		

INTERNAL REPAIRS/DECORATIONS

1	Allow for removal, repair and replacement of any internal surfaces affected by the works to roof, ceiling and windows/doors. Make good to match existing finish, materials and colours. Allow for redecoration of adjacent areas.		

Any other works not listed:

1	Contractor to add description		

(4) REPAIR WORKS TO SOUTH WING/STABLES CAFÉ' + (11) REPAIR WORKS TO SOUTH FLAT ROOF	SUB-TOTAL	

	(5) REPAIR WORKS NORTH WING/RECEPTION/OFFICES + (12) REPAIR WORKS TO SOUTH FLAT ROOF	£	p
	2225 10 Heaton Reception workshop and offices Details 50/5 A1 + roof plan		
	PRELIMINARIES, ACCESS, TEMPORARY WORK AND PROTECTION:		
1	Preliminaries, Site Establishment/Contractor's compound etc		
2	Allow for external access scaffolding, including alarm, temporary weatherproofing, and 5m high steel sheeting protection to bottom. Allow for internal access scaffolding in association with any necessary timber repairs, plaster repairs and decorations. Allow for temporary protection externally to paving around the working area, adjacent roofs, masonry, windows, etc. and internally to windows, fixtures and floor finishing.		
3	Allow for design, supply and installation of Temporary roof protection to roof cover, scaffolding and structures during the construction works.		
	STRIPPING OUT + CART AWAY		
1	Carefully remove exiting roof finishes and lead flashings down to existing structures from main roof (5) and adjacent flat roof (12), including any underlay, coverings, ridge tiles, battens, abutment flashings, lead soakers, upstands, and any timber base under, and *timber gutter*s and clear away all debris from the site and cart away.		
	INSPECT TIMBERS + REPAIR OF STRUCTURES		
1	Carry out inspection and timber repairs and treatments to deteriorated timbers and structures as shown on Robinson's Timber Rot Survey. Allow for further specialist inspection of the existing roof structures and wall plates once high level access is provided. Include for undertaking all necessary identified repairs / renewal works Replace and repair structures, beams, wall plates and timbers affected by dry rot and structural movement as structural engineer's recommendations and report, and Robinson's timber rot survey. Include for any monitoring of cracks to brick walls and repairs as structural engineer's report and recommendations. .		
	SLATING, ROOF BUILD-UP and LEADWORK		
1	Supply and Install new Permavent Easy Slate System on new battens with 50x50mm treated s/w counter battens fixed to existing roof structure, and lay Permavent Skytech PRO XL insulating breather membrane with strip of breathable underlay at eaves level with eaves carrier over tilting fillet, and include all items as Permavent specification, install new treated s/w tilting fillet fixed at the eaves level, and dress into new gutters. Fix 50x25mm tannalised slating battens to accept new 300x500x7mm Ffestiniog Blue Grey (County Grade) natural Welsh slate finish or similar approved.		

2	Supply and fix new 75mm king wood cored roll to ridge with Code 7 lead weathering at max 1.5m lengths, lap joints to be min 150mm overlap, cover over slates to be min200mm each side and free edges secured with copper or stainless steel clips at 300mm centre. Include for stepped cover flashings to wall abutments in lead code 6 secured into chases in masonry with lead wedges and back pointed in BLM mastic as specification.		
3	Replace existing timber gutters and supply and fix new cast iron 125mmX100mm G46 moulded gutter in black colour by Hargreavesfoundry as specification. Allow for connections and nozzle pieces to suit existing downpipes and hopper heads connections. Install new B4343 rise and fall metal brackets mounted on the top of the existing metal ornamental brackets to support new sections of gutters. Allow for inspection of downpipes and hopper heads and fixings to masonry, repair/replace damaged sections of downpipes and redecorate. Allow for moving fixings and loose socket eared collars away from stone string course to the upper second row of brick joints and install collars with wooden spacer bobbin to avoid breaking through existing stone string course.		
4	Remove and rebuild vents to match existing size, quality, materials, finish and colours. Allow for replacement of deteriorated timbers and supporting structures. Include for Lead flashings and lead apron code 6 to roof junctions.		
5	Lift copings and rebed on new Code 5 lead dpc to south flat roof (12). Strip off flat lead roof and underlay. Install new lead with wood cored rolls on top of Class A building paper and new levelled screed or timber underlay. Form new gutter and outlet in lead to discharge into existing hopper head. Cover flashings in lead Code 6 dressed into masonry with lead wedges at 300mm and back pointed in BLM mastic, to overlap min 75mm to upstand of gutter. Remove vegetation growth around outlet and repoint coping stoned and top section of wall in lime mortar as specification. Allow for repairs to brick vault below roof as structural engineer's report and renewal of plaster finish to vault and stairs below.		

MANSORY REPAIRS:

1	Rake out existing joints and remove paint to all surfaces to corbel stones at eaves level, to string course and stone plinths to a minimum depth of 25mm and repoint in 1:3 lime / sand mortar to approved sample to be agreed with the Architect. Refer to Document A: Fabric Repairs mark up of localised repair works. Any defective, weathered or damaged masonry, are to be carefully cut out and indent repaired / replaced using the techniques as noted in the specification and mark up drawings.		
2	Rake out existing cementitious mortar to brick wall and to saturated brickwork and vegetation growth around hopper heads and joints. Carefully remove vegetation growth from joints and facework to masonry. Allow for Doff clean to full elevation as specifications.		

WINDOWS and DOOR REPAIRS:

1	Allow for assessment of windows, gates to archways and door frames and surrounds, replace/repair sections of deteriorated timber members affected by decay caused by wet rot and water damage with new painted hardwood, including wooden panelling to doors and gates, cills and frames, carefully rake out existing pointing between frames and masonry, and renew seal to all openings, renew putty to all windows, replace broken glass and deteriorated or loose glazing bars, ease opening mechanisms and adjust as necessary Localised defects requiring attention are marked up on each individual windows/doors/gates as Robinson's Timber Rot survey and document B Repairs to windows and doors markup.		

INTERNAL REPAIRS/DECORATIONS

1	Allow for removal, repair and replacement of any internal surfaces affected by the works to roof, ceiling and windows/doors. Make good to match existing finish, materials and colours. Allow for redecoration of adjacent areas.		

Any other works not listed:

1	Contractor to add description		

(5) REPAIR WORKS NORTH WING/HEATON RECEPTION AND OFFICES + (12) REPAIR WORKS TO SOUTH FLAT ROOF	SUB-TOTAL	

(2) REPAIR WORKS TO SOUTH-EAST PAVILION	£	p
PRELIMINARIES, ACCESS, TEMPORARY WORK AND PROTECTION:		
1 Preliminaries, Site Establishment/Contractor's compound etc		
2 Allow for external access scaffolding, including alarm, temporary weatherproofing, and 5m high steel sheeting protection to bottom. Allow for internal access scaffolding in association with any necessary timber repairs, plaster repairs and decorations. Allow for temporary protection externally to paving around the working area, adjacent roofs, masonry, windows, etc. and internally to windows, fixtures and floor finishing.		
3 Allow for design, supply and installation of Temporary roof protection to roof cover, scaffolding and structures during the construction works.		
STRIPPING OUT + CART AWAY		
1 Carefully remove exiting roof finishes and lead flashings down to existing structures from main roof (2) including any underlay, coverings, ridge tiles, battens, abutment flashings, lead soakers, upstands, and any timber base under, and *timber gutter*s and clear away all debris from the site and cart away.		
INSPECT TIMBERS + REPAIR OF STRUCTURES		
1 Carry out inspection and timber repairs and treatments to deteriorated timbers and structures as shown on Robinson's Timber Rot Survey. Allow for further specialist inspection of the existing roof structures and wall plates once high level access is provided. Include for undertaking all necessary identified repairs / renewal works Replace and repair structures, beams, wall plates and timbers affected by dry rot and structural movement as structural engineer's recommendations and report, and Robinson's timber rot survey. Include for any monitoring of cracks to brick walls and repairs as structural engineer's report and recommendations. .		
SLATING, ROOF BUILD-UP and LEADWORK		
1 Supply and Install new slated roof with diminishing courses on new s/w battens fixed to existing roof structure, and lay TLX Gold insulating breather membrane (or similar approved) with strip of breathable underlay at eaves level with eaves carrier over tilting fillet, install new treated s/w tilting fillet fixed at the eaves level, and dress into new gutters. Fix 50x25mm tannalised slating battens to accept new 300x500x7mm Ffestiniog Blue Grey (County Grade) natural Welsh slate finish or similar approved.		

2	Supply and fix new 75mm king wood cored roll to ridge with Code 7 lead weathering at max 1.5m lengths, lap joints to be min 150mm overlap, cover over slates to be min200mm each side and free edges secured with copper or stainless steel clips at 300mm centre. Supply and fix new 45mm cored wood rolls to hips with Code 7 lead weathering at max at max 1.5m lengths, lap joints to be min 150mm overlap, cover over slates to be min 200mm each side and free edges secured with copper or stainless steel clips at 300mm centre. Junction between ridge and hip flashings and where rolls terminate at hip ends to be formed either by bossing or lead-welding.		
3	Replace existing timber gutters and supply and fix new cast iron 125mmX100mm G46 moulded gutter in black colour by Hargreavesfoundry as specification. Allow for connections and nozzle pieces to suit existing downpipes and hopper heads connections. Install new B4343 rise and fall metal brackets mounted on the top of the existing metal ornamental brackets to support new sections of gutters. Allow for inspection of downpipes and hopper heads and fixings to masonry, repair/replace damaged sections of downpipes and redecorate. Allow for moving fixings and loose socket eared collars away from stone string course to the upper second row of brick joints and install collars with wooden spacer bobbin to avoid breaking through existing stone string course.		

MANSORY REPAIRS:

1	Rake out existing joints and remove paint to all surfaces to corbel stones at eaves level, to string course and stone plinths to a minimum depth of 25mm and repoint in 1:3 lime / sand mortar to approved sample to be agreed with the Architect. Refer to Document A: Fabric Repairs mark up of localised repair works. Any defective, weathered or damaged masonry, are to be carefully cut out and indent repaired / replaced using the techniques as noted in the specification and mark up drawings.		
2	Rake out existing cementitious mortar to brick wall and to saturated brickwork and vegetation growth around hopper heads and joints. Carefully remove vegetation growth from joints and facework to masonry. Allow for Doff clean to full elevation as specifications.		

WINDOWS and DOOR REPAIRS:			
1	Allow for assessment of windows, gates to archways and door frames and surrounds, replace/repair sections of deteriorated timber members affected by decay caused by wet rot and water damage with new painted hardwood, including wooden panelling to doors and gates, cills and frames, carefully rake out existing pointing between frames and masonry, and renew seal to all openings, renew putty to all windows, replace broken glass and deteriorated or loose glazing bars, ease opening mechanisms and adjust as necessary Localised defects requiring attention are marked up on each individual windows/doors/gates as Robinson's Timber Rot survey and document B Repairs to windows and doors markup.		
INTERNAL REPAIRS/DECORATIONS			
1	Allow for removal, repair and replacement of any internal surfaces affected by the works to roof, ceiling and windows/doors. Make good to match existing finish, materials and colours. Allow for redecoration of adjacent areas.		
Any other works not listed:			
1	Contractor to add description		
	(2) REPAIR WORKS TO SOUTH-EAST PAVILION /ARCHIVE	SUB-TOTAL	

(3) REPAIR WORKS TO NORTH-EAST PAVILION/OFFICES	£	p
PRELIMINARIES, ACCESS, TEMPORARY WORK AND PROTECTION:		
1 Preliminaries, Site Establishment/Contractor's compound etc		
2 Allow for external access scaffolding, including alarm, temporary weatherproofing, and 5m high steel sheeting protection to bottom. Allow for internal access scaffolding in association with any necessary timber repairs, plaster repairs and decorations. Allow for temporary protection externally to paving around the working area, adjacent roofs, masonry, windows, etc. and internally to windows, fixtures and floor finishing.		
3 Allow for design, supply and installation of Temporary roof protection to roof cover, scaffolding and structures during the construction works.		
STRIPPING OUT + CART AWAY		
1 Carefully remove exiting roof finishes and lead flashings down to existing structures from main roof (3), including any underlay, coverings, ridge tiles, battens, abutment flashings, lead soakers, upstands, and any timber base under, and *timber gutter*s and clear away all debris from the site and cart away.		
INSPECT TIMBERS + REPAIR OF STRUCTURES		
1 Carry out inspection and timber repairs and treatments to deteriorated timbers and structures as shown on Robinson's Timber Rot Survey. Allow for further specialist inspection of the existing roof structures and wall plates once high level access is provided. Include for undertaking all necessary identified repairs / renewal works Replace and repair structures, beams, wall plates and timbers affected by dry rot and structural movement as structural engineer's recommendations and report, and Robinson's timber rot survey. Include for any monitoring of cracks to brick walls and repairs as structural engineer's report and recommendations. .		
SLATING, ROOF BUILD-UP and LEADWORK		
1 Supply and Install new slated roof with diminishing courses on new s/w battens fixed to existing roof structure, and lay TLX Gold insulating breather membrane (or similar approved) with strip of breathable underlay at eaves level with eaves carrier over tilting fillet, install new treated s/w tilting fillet fixed at the eaves level, and dress into new gutters. Fix 50x25mm tannalised slating battens to accept new 300x500x7mm Ffestiniog Blue Grey (County Grade) natural Welsh slate finish or similar approved.		

2	Supply and fix new 75mm king wood cored roll to ridge with Code 7 lead weathering at max 1.5m lengths, lap joints to be min 150mm overlap, cover over slates to be min200mm each side and free edges secured with copper or stainless steel clips at 300mm centre. Supply and fix new 45mm cored wood rolls to hips with Code 7 lead weathering at max at max 1.5m lengths, lap joints to be min 150mm overlap, cover over slates to be min 200mm each side and free edges secured with copper or stainless steel clips at 300mm centre. Junction between ridge and hip flashings and where rolls terminate at hip ends to be formed either by bossing or lead-welding.		
3	Replace existing timber gutters and supply and fix new cast iron 125mmX100mm G46 moulded gutter in black colour by Hargreavesfoundry as specification. Allow for connections and nozzle pieces to suit existing downpipes and hopper heads connections. Install new B4343 rise and fall metal brackets mounted on the top of the existing metal ornamental brackets to support new sections of gutters. Allow for inspection of downpipes and hopper heads and fixings to masonry, repair/replace damaged sections of downpipes and redecorate. Allow for moving fixings and loose socket eared collars away from stone string course to the upper second row of brick joints and install collars with wooden spacer bobbin to avoid breaking through existing stone string course.		
4	Repoint brick to chimney stacks, replace flaunching and replace leadwork with Code 6 lead apron where head of slating abuts flue masonry lapped min 75mm by Code 5 lead cover flashing built into raked out joint in masonry, secured with lead wedges at 300mm c/cs and back pointed in BLM mastic. Free edge retained by lead welded clips at 300mm c/cs. Include for Code 4 lead soakers lapped min 75mm by Code 5 lead over flashings at slating abutment with chimney stacks.		

MANSORY REPAIRS:

1	Rake out existing joints and remove paint to all surfaces to corbel stones at eaves level, to string course and stone plinths to a minimum depth of 25mm and repoint in 1:3 lime / sand mortar to approved sample to be agreed with the Architect. Refer to Document A: Fabric Repairs mark up of localised repair works. Any defective, weathered or damaged masonry, are to be carefully cut out and indent repaired / replaced using the techniques as noted in the specification and mark up drawings.		
2	Rake out existing cementitious mortar to brick wall and to saturated brickwork and vegetation growth around hopper heads and joints. Carefully remove vegetation growth from joints and facework to masonry. Allow for Doff clean to full elevation as specifications.		

WINDOWS and DOOR REPAIRS:			
1	Allow for assessment of windows, gates to archways and door frames and surrounds, replace/repair sections of deteriorated timber members affected by decay caused by wet rot and water damage with new painted hardwood, including wooden panelling to doors and gates, cills and frames, carefully rake out existing pointing between frames and masonry, and renew seal to all openings, renew putty to all windows, replace broken glass and deteriorated or loose glazing bars, ease opening mechanisms and adjust as necessary Localised defects requiring attention are marked up on each individual windows/doors/gates as Robinson's Timber Rot survey and document B Repairs to windows and doors markup.		
INTERNAL REPAIRS/DECORATIONS			
1	Allow for removal, repair and replacement of any internal surfaces affected by the works to roof, ceiling and windows/doors. Make good to match existing finish, materials and colours. Allow for redecoration of adjacent areas.		
Any other works not listed:			
1	Contractor to add description		
	(3) REPAIR WORKS TO NORTH-EAST PAVILION /OFFICES	SUB-TOTAL	

(6) REPAIR WORKS TO EDUCATIONAL CENTRE	£	p
2225 15 Classroom Details 50/5 A1		
PRELIMINARIES, ACCESS, TEMPORARY WORK AND PROTECTION:		
1 Preliminaries, Site Establishment/Contractor's compound etc		
2 Allow for external access scaffolding, including alarm, temporary weatherproofing, and 5m high steel sheeting protection to bottom. Allow for internal access scaffolding in association with any necessary timber repairs, plaster repairs and decorations. Allow for temporary protection externally to paving around the working area, adjacent roofs, masonry, windows, etc. and internally to windows, fixtures and floor finishing.		
3 Allow for design, supply and installation of Temporary roof protection to roof cover, scaffolding and structures during the construction works.		
STRIPPING OUT + CART AWAY		
1 Carefully remove exiting roof finishes and lead flashings down to existing structures from main roof (6), including any underlay, coverings, ridge tiles, battens, abutment flashings, lead soakers, upstands, and any timber base under, and *timber gutter*s and clear away all debris from the site and cart away.		
INSPECT TIMBERS + REPAIR OF STRUCTURES		
1 Carry out inspection and timber repairs and treatments to deteriorated timbers and structures as shown on Robinson's Timber Rot Survey. Allow for further specialist inspection of the existing roof structures and wall plates once high level access is provided. Include for undertaking all necessary identified repairs / renewal works Replace and repair structures, beams, wall plates and timbers affected by dry rot and structural movement as structural engineer's recommendations and report, and Robinson's timber rot survey. Include for any monitoring of cracks to brick walls and repairs as structural engineer's report and recommendations. .		
SLATING, ROOF BUILD-UP and LEADWORK		
1 Supply and Install new slated roof with diminishing courses on new s/w battens fixed to existing roof structure, and lay TLX Gold insulating breather membrane (or similar approved) with strip of breathable underlay at eaves level with eaves carrier over tilting fillet, install new treated s/w tilting fillet fixed at the eaves level, and dress into new gutters. Fix 50x25mm tannalised slating battens to accept new 300x500x7mm Ffestiniog Blue Grey (County Grade) natural Welsh slate finish or similar approved.		

2	Supply and fix new 75mm king wood cored roll to ridge with Code 7 lead weathering at max 1.5m lengths, lap joints to be min 150mm overlap, cover over slates to be min200mm each side and free edges secured with copper or stainless steel clips at 300mm centre. Supply and fix new 45mm cored wood rolls to hips with Code 7 lead weathering at max at max 1.5m lengths, lap joints to be min 150mm overlap, cover over slates to be min 200mm each side and free edges secured with copper or stainless steel clips at 300mm centre. Junction between ridge and hip flashings and where rolls terminate at hip ends to be formed either by bossing or lead-welding. Replace deteriorated sections of timber board to front and redecorate.		
3	Replace existing timber gutters and supply and fix new cast iron 125mmX100mm G46 moulded gutter in black colour by Hargreavesfoundry as specification. Allow for connections and nozzle pieces to suit existing downpipes and hopper heads connections. Install new B4343 rise and fall metal brackets mounted on the top of the existing metal ornamental brackets to support new sections of gutters. Allow for inspection of downpipes and hopper heads and fixings to masonry, repair/replace damaged sections of downpipes and redecorate. Allow for moving fixings and loose socket eared collars away from stone string course to the upper second row of brick joints and install collars with wooden spacer bobbin to avoid breaking through existing stone string course.		
MANSORY REPAIRS:			
1	Rake out existing joints and remove paint to all surfaces to corbel stones at eaves level, to string course and stone plinths to a minimum depth of 25mm and repoint in 1:3 lime / sand mortar to approved sample to be agreed with the Architect. Refer to Document A: Fabric Repairs mark up of localised repair works. Any defective, weathered or damaged masonry, are to be carefully cut out and indent repaired / replaced using the techniques as noted in the specification and mark up drawings.		
2	Rake out existing cementitious mortar to brick wall and to saturated brickwork and vegetation growth around hopper heads and joints. Carefully remove vegetation growth from joints and facework to masonry. Allow for Doff clean to full elevation as specifications.		

WINDOWS and DOOR REPAIRS:			
1	Allow for assessment of windows, gates to archways and door frames and surrounds, replace/repair sections of deteriorated timber members affected by decay caused by wet rot and water damage with new painted hardwood, including wooden panelling to doors and gates, cills and frames, carefully rake out existing pointing between frames and masonry, and renew seal to all openings, renew putty to all windows, replace broken glass and deteriorated or loose glazing bars, ease opening mechanisms and adjust as necessary Localised defects requiring attention are marked up on each individual windows/doors/gates as Robinson's Timber Rot survey and document B Repairs to windows and doors markup.		
INTERNAL REPAIRS/DECORATIONS			
1	Allow for removal, repair and replacement of any internal surfaces affected by the works to roof, ceiling and windows/doors. Make good to match existing finish, materials and colours. Allow for redecoration of adjacent areas.		
Any other works not listed:			
1	Contractor to add description		
	(6) REPAIR WORKS TO EDUCATIONAL CENTRE	SUB-TOTAL	

(7) REPAIR WORKS TO NORTH OFFICES/FORMER HAY LOFT	£	p

2225 14 Hay Loft and Offices 50/5 A1
PRELIMINARIES, ACCESS, TEMPORARY WORK AND PROTECTION:

1	Preliminaries, Site Establishment/Contractor's compound etc		
2	Allow for external access scaffolding, including alarm, temporary weatherproofing, and 5m high steel sheeting protection to bottom. Allow for internal access scaffolding in association with any necessary timber repairs, plaster repairs and decorations. Allow for temporary protection externally to paving around the working area, adjacent roofs, masonry, windows, etc. and internally to windows, fixtures and floor finishing.		
3	Allow for design, supply and installation of Temporary roof protection to roof cover, scaffolding and structures during the construction works.		

STRIPPING OUT + CART AWAY

1	Carefully remove exiting roof finishes and lead flashings down to existing structures from main roof (7), including any underlay, coverings, ridge tiles, battens, abutment flashings, lead soakers, upstands, and any timber base under, and *timber gutter*s and clear away all debris from the site and cart away.		

INSPECT TIMBERS + REPAIR OF STRUCTURES

1	Carry out inspection and timber repairs and treatments to deteriorated timbers and structures as shown on Robinson's Timber Rot Survey. Allow for further specialist inspection of the existing roof structures and wall plates once high level access is provided. Include for undertaking all necessary identified repairs / renewal works Replace and repair structures, beams, wall plates and timbers affected by dry rot and structural movement as structural engineer's recommendations and report, and Robinson's timber rot survey. Include for any monitoring of cracks to brick walls and repairs as structural engineer's report and recommendations. Allow for replacement of damaged timber oak panelling to front elevation and redecorate. .		

SLATING, ROOF BUILD-UP and LEADWORK

1	Supply and Install new Permavent Easy Slate System on new battens with 50x50mm treated s/w counter battens fixed to existing roof structure, and lay Permavent Skytech PRO XL insulating breather membrane with strip of breathable underlay at eaves level with eaves carrier over tilting fillet, and include all items as Permavent specification, install new treated s/w tilting fillet fixed at the eaves level, and dress into new gutters. Fix 50x25mm tannalised slating battens to accept new 300x500x7mm Ffestiniog Blue Grey (County Grade) natural Welsh slate finish or similar approved.		

2	Supply and fix new 75mm king wood cored roll to ridge with Code 7 lead weathering at max 1.5m lengths, lap joints to be min 150mm overlap, cover over slates to be min200mm each side and free edges secured with copper or stainless steel clips at 300mm centre. Supply and fix new 45mm cored wood rolls to hips with Code 7 lead weathering at max at max 1.5m lengths, lap joints to be min 150mm overlap, cover over slates to be min 200mm each side and free edges secured with copper or stainless steel clips at 300mm centre. Junction between ridge and hip flashings and where rolls terminate at hip ends to be formed either by bossing or lead-welding.		
3	Replace existing timber gutters and supply and fix new cast iron 125mmX100mm G46 moulded gutter in black colour by Hargreavesfoundry as specification. Allow for connections and nozzle pieces to suit existing downpipes and hopper heads connections. Install new B4343 rise and fall metal brackets mounted on the top of the existing metal ornamental brackets to support new sections of gutters. Allow for inspection of downpipes and hopper heads and fixings to masonry, repair/replace damaged sections of downpipes and redecorate. Allow for moving fixings and loose socket eared collars away from stone string course to the upper second row of brick joints and install collars with wooden spacer bobbin to avoid breaking through existing stone string course.		
MANSORY REPAIRS:			
1	Rake out existing joints and remove paint to all surfaces to corbel stones at eaves level, to string course and stone plinths to a minimum depth of 25mm and repoint in 1:3 lime / sand mortar to approved sample to be agreed with the Architect. Refer to Document A: Fabric Repairs mark up of localised repair works. Any defective, weathered or damaged masonry, are to be carefully cut out and indent repaired / replaced using the techniques as noted in the specification and mark up drawings.		
2	Rake out existing cementitious mortar to brick wall and to saturated brickwork and vegetation growth around hopper heads and joints. Carefully remove vegetation growth from joints and facework to masonry. Allow for Doff clean to full elevation as specifications.		

WINDOWS and DOOR REPAIRS:			
1	Allow for assessment of windows, gates to archways and door frames and surrounds, replace/repair sections of deteriorated timber members affected by decay caused by wet rot and water damage with new painted hardwood, including wooden panelling to doors and gates, cills and frames, carefully rake out existing pointing between frames and masonry, and renew seal to all openings, renew putty to all windows, replace broken glass and deteriorated or loose glazing bars, ease opening mechanisms and adjust as necessary Localised defects requiring attention are marked up on each individual windows/doors/gates as Robinson's Timber Rot survey and document B Repairs to windows and doors markup.		
INTERNAL REPAIRS/DECORATIONS			
1	Allow for removal, repair and replacement of any internal surfaces affected by the works to roof, ceiling and windows/doors. Make good to match existing finish, materials and colours. Allow for redecoration of adjacent areas.		
Any other works not listed:			
1	Contractor to add description		
	(7) REPAIR WORKS TO NORTH OFFICES/FORMER HAY LOFT	SUB-TOTAL	

(8) REPAIR WORKS TO SOUTH-WEST STORAGE	£	p
REF: Roof plan		
PRELIMINARIES, ACCESS, TEMPORARY WORK AND PROTECTION:		
1 Preliminaries, Site Establishment/Contractor's compound etc		
2 Allow for external access scaffolding, including alarm, temporary weatherproofing, and 5m high steel sheeting protection to bottom. Allow for internal access scaffolding in association with any necessary timber repairs, plaster repairs and decorations. Allow for temporary protection externally to paving around the working area, adjacent roofs, masonry, windows, etc. and internally to windows, fixtures and floor finishing.		
3 Allow for design, supply and installation of Temporary roof protection to roof cover, scaffolding and structures during the construction works.		
STRIPPING OUT + CART AWAY		
1 Carefully remove exiting roof finishes and lead flashings down to existing structures from main roof (8), including any underlay, coverings, ridge tiles, battens, abutment flashings, lead soakers, upstands, and any timber base under, and *timber gutter*s and clear away all debris from the site and cart away.		
INSPECT TIMBERS + REPAIR OF STRUCTURES		
1 Carry out inspection and timber repairs and treatments to deteriorated timbers and structures as shown on Robinson's Timber Rot Survey. Allow for further specialist inspection of the existing roof structures and wall plates once high level access is provided. Include for undertaking all necessary identified repairs / renewal works Replace and repair structures, beams, wall plates and timbers affected by dry rot and structural movement as structural engineer's recommendations and report, and Robinson's timber rot survey. Include for any monitoring of cracks to brick walls and repairs as structural engineer's report and recommendations. .		
SLATING, ROOF BUILD-UP and LEADWORK		
1 Supply and Install new Permavent Easy Slate System on new battens with 50x50mm treated s/w counter battens fixed to existing roof structure, and lay Permavent Skytech PRO XL insulating breather membrane with strip of breathable underlay at eaves level with eaves carrier over tilting fillet, and include all items as Permavent specification, install new treated s/w tilting fillet fixed at the eaves level, and dress into new gutters. Fix 50x25mm tannalised slating battens to accept new 300x500x7mm Ffestiniog Blue Grey (County Grade) natural Welsh slate finish or similar approved. Replace deteriorated sections of timber fascia board to verge.		

2	Supply and fix new 75mm king wood cored roll to ridge with Code 7 lead weathering at max 1.5m lengths, lap joints to be min 150mm overlap, cover over slates to be min200mm each side and free edges secured with copper or stainless steel clips at 300mm centre. Include for replacement of stepped gutter with wood roll to gutter ridge and underlay to abutment wall, install new stepped cover flashings in lead Code 6 secured into chases in masonry with lead wedges and back pointed in BLM mastic. Inspect lead pipe running within existing wall and rebuild/repair if required. Clean debris from blocked outlet to existing hopper head and renew lining as required.		
3	Replace existing timber gutters and supply and fix new cast iron 125mmX100mm G46 moulded gutter in black colour by Hargreavesfoundry as specification. Allow for connections and nozzle pieces to suit existing downpipes and hopper heads connections. Install new B4343 rise and fall metal brackets mounted on the top of the existing metal ornamental brackets to support new sections of gutters. Allow for inspection of downpipes and hopper heads and fixings to masonry, repair/replace damaged sections of downpipes and redecorate. Allow for moving fixings and loose socket eared collars away from stone string course to the upper second row of brick joints and install collars with wooden spacer bobbin to avoid breaking through existing stone string course.		

MANSORY REPAIRS:

1	Rake out existing joints and remove paint to all surfaces to corbel stones at eaves level, to string course and stone plinths to a minimum depth of 25mm and repoint in 1:3 lime / sand mortar to approved sample to be agreed with the Architect. Refer to Document A: Fabric Repairs mark up of localised repair works. Any defective, weathered or damaged masonry, are to be carefully cut out and indent repaired / replaced using the techniques as noted in the specification and mark up drawings.		
2	Rake out existing cementitious mortar to brick wall and to saturated brickwork and vegetation growth around hopper heads and joints. Carefully remove vegetation growth from joints and facework to masonry. Allow for Doff clean to full elevation as specifications.		

WINDOWS and DOOR REPAIRS:			
1	Allow for assessment of windows, gates to archways and door frames and surrounds, replace/repair sections of deteriorated timber members affected by decay caused by wet rot and water damage with new painted hardwood, including wooden panelling to doors and gates, cills and frames, carefully rake out existing pointing between frames and masonry, and renew seal to all openings, renew putty to all windows, replace broken glass and deteriorated or loose glazing bars, ease opening mechanisms and adjust as necessary Localised defects requiring attention are marked up on each individual windows/doors/gates as Robinson's Timber Rot survey and document B Repairs to windows and doors markup.		
INTERNAL REPAIRS/DECORATIONS			
1	Allow for removal, repair and replacement of any internal surfaces affected by the works to roof, ceiling and windows/doors. Make good to match existing finish, materials and colours. Allow for redecoration of adjacent areas.		
Any other works not listed:			
1	Contractor to add description		
	(8) REPAIR WORKS TO SOUTH-WEST STORAGE	SUB-TOTAL	

	(9) REPAIR WORKS TO NORTH-WEST STORAGE	£	p
	Roof plan		
	PRELIMINARIES, ACCESS, TEMPORARY WORK AND PROTECTION:		
1	Preliminaries, Site Establishment/Contractor's compound etc		
2	Allow for external access scaffolding, including alarm, temporary weatherproofing, and 5m high steel sheeting protection to bottom. Allow for internal access scaffolding in association with any necessary timber repairs, plaster repairs and decorations. Allow for temporary protection externally to paving around the working area, adjacent roofs, masonry, windows, etc. and internally to windows, fixtures and floor finishing.		
3	Allow for design, supply and installation of Temporary roof protection to roof cover, scaffolding and structures during the construction works.		
	STRIPPING OUT + CART AWAY		
1	Carefully remove exiting roof finishes and lead flashings down to existing structures from main roof (9), including any underlay, coverings, ridge tiles, battens, abutment flashings, lead soakers, upstands, and any timber base under, and *timber gutter*s and clear away all debris from the site and cart away.		
	INSPECT TIMBERS + REPAIR OF STRUCTURES		
1	Carry out inspection and timber repairs and treatments to deteriorated timbers and structures as shown on Robinson's Timber Rot Survey. Allow for further specialist inspection of the existing roof structures and wall plates once high level access is provided. Include for undertaking all necessary identified repairs / renewal works Replace and repair structures, beams, wall plates and timbers affected by dry rot and structural movement as structural engineer's recommendations and report, and Robinson's timber rot survey. Include for any monitoring of cracks to brick walls and repairs as structural engineer's report and recommendations. .		
	SLATING, ROOF BUILD-UP and LEADWORK		
1	Supply and Install new Permavent Easy Slate System on new battens with 50x50mm treated s/w counter battens fixed to existing roof structure, and lay Permavent Skytech PRO XL insulating breather membrane with strip of breathable underlay at eaves level with eaves carrier over tilting fillet, and include all items as Permavent specification, install new treated s/w tilting fillet fixed at the eaves level, and dress into new gutters. Fix 50x25mm tannalised slating battens to accept new 300x500x7mm Ffestiniog Blue Grey (County Grade) natural Welsh slate finish or similar approved. Replace deteriorated sections of timber fascia board to verge.		

2	Supply and fix new 75mm king wood cored roll to ridge with Code 7 lead weathering at max 1.5m lengths, lap joints to be min 150mm overlap, cover over slates to be min200mm each side and free edges secured with copper or stainless steel clips at 300mm centre. Include for replacement of stepped gutter with wood roll to gutter ridge and underlay to abutment wall, install new stepped cover flashings in lead Code 6 secured into chases in masonry with lead wedges and back pointed in BLM mastic. Inspect lead pipe running within existing wall and rebuild/repair if required. Clean debris from blocked outlet to existing hopper head and renew lining as required.		
3	Replace existing timber gutters and supply and fix new cast iron 125mmX100mm G46 moulded gutter in black colour by Hargreavesfoundry as specification. Allow for connections and nozzle pieces to suit existing downpipes and hopper heads connections. Install new B4343 rise and fall metal brackets mounted on the top of the existing metal ornamental brackets to support new sections of gutters. Allow for inspection of downpipes and hopper heads and fixings to masonry, repair/replace damaged sections of downpipes and redecorate. Allow for moving fixings and loose socket eared collars away from stone string course to the upper second row of brick joints and install collars with wooden spacer bobbin to avoid breaking through existing stone string course.		

MANSORY REPAIRS:

1	Rake out existing joints and remove paint to all surfaces to corbel stones at eaves level, to string course and stone plinths to a minimum depth of 25mm and repoint in 1:3 lime / sand mortar to approved sample to be agreed with the Architect. Refer to Document A: Fabric Repairs mark up of localised repair works. Any defective, weathered or damaged masonry, are to be carefully cut out and indent repaired / replaced using the techniques as noted in the specification and mark up drawings.		
2	Rake out existing cementitious mortar to brick wall and to saturated brickwork and vegetation growth around hopper heads and joints. Carefully remove vegetation growth from joints and facework to masonry. Allow for Doff clean to full elevation as specifications.		

WINDOWS and DOOR REPAIRS:			
1	Allow for assessment of windows, gates to archways and door frames and surrounds, replace/repair sections of deteriorated timber members affected by decay caused by wet rot and water damage with new painted hardwood, including wooden panelling to doors and gates, cills and frames, carefully rake out existing pointing between frames and masonry, and renew seal to all openings, renew putty to all windows, replace broken glass and deteriorated or loose glazing bars, ease opening mechanisms and adjust as necessary Localised defects requiring attention are marked up on each individual windows/doors/gates as Robinson's Timber Rot survey and document B Repairs to windows and doors markup.		
INTERNAL REPAIRS/DECORATIONS			
1	Allow for removal, repair and replacement of any internal surfaces affected by the works to roof, ceiling and windows/doors. Make good to match existing finish, materials and colours. Allow for redecoration of adjacent areas.		
Any other works not listed:			
1	Contractor to add description		
	(9) REPAIR WORKS TO NORTH-WEST STORAGE	SUB-TOTAL	

(10) WEST BLOCK / MONOPITCH FORMER ANIMAL STALL	£	p
2225 16 Monopitch Former Animal Stalls Details 50/10 A1		
PRELIMINARIES, ACCESS, TEMPORARY WORK AND PROTECTION:		
1 Preliminaries, Site Establishment/Contractor's compound etc		
2 Allow for external access scaffolding, including alarm, temporary weatherproofing, and 5m high steel sheeting protection to bottom. Allow for internal access scaffolding in association with any necessary timber repairs, plaster repairs and decorations. Allow for temporary protection externally to paving around the working area, adjacent roofs, masonry, windows, etc. and internally to windows, fixtures and floor finishing.		
3 Allow for design, supply and installation of Temporary roof protection to roof cover, scaffolding and structures during the construction works.		
STRIPPING OUT + CART AWAY		
1 Carefully remove exiting roof finishes and lead flashings down to existing structures from main roof (9), including any underlay, coverings, ridge tiles, battens, abutment flashings, lead soakers, upstands, and any timber base under, and *timber gutter*s and clear away all debris from the site and cart away.		
2 Carefully remove exiting front panelling including boarding and windows up to bare structures. Include for removal of finishes and fixings to internal spaces ready for refurbishment by others.		
INSPECT TIMBERS + REPAIR OF STRUCTURES		
1 Carry out inspection and timber repairs and treatments to deteriorated timbers and structures as shown on Robinson's Timber Rot Survey. Allow for further specialist inspection of the existing roof structures and wall plates once high level access is provided. Include for undertaking all necessary identified repairs / renewal works Replace and repair structures, beams, wall plates and timbers affected by dry rot and structural movement as structural engineer's recommendations and report, and Robinson's timber rot survey. Include for any monitoring of cracks to brick walls and repairs as structural engineer's report and recommendations. Inspect timber lintel over passage to courtyard and repair/replace if required as structural engineer's recommendations. .		

SLATING, ROOF BUILD-UP and LEADWORK			
1	Supply and Install new Permavent Easy Slate System on new battens with 50x50mm treated s/w counter battens fixed to existing roof structure, and lay Permavent Skytech PRO XL insulating breather membrane with strip of breathable underlay at eaves level with eaves carrier over tilting fillet, and include all items as Permavent specification, install new treated s/w tilting fillet fixed at the eaves level, and dress into new gutters. Fix 50x25mm tannalised slating battens to accept new 300x500x7mm Ffestiniog Blue Grey (County Grade) natural Welsh slate finish or similar approved.		
2	Supply and fix new 75mm king wood cored roll to ridge with Code 7 lead weathering at max 1.5m lengths, lap joints to be min 150mm overlap, cover over slates to be min200mm each side and free edges secured with copper or stainless steel clips at 300mm centre. Clean debris from blocked outlet to existing hopper head and renew lining as required.		
3	Inspect existing cast iron gutter and clean from debris/blockages. Replace damaged sections and replace. Redecorate all rainwater goods.		
MANSORY REPAIRS:			
2	Rake out existing cementitious mortar to brick wall and to saturated brickwork and vegetation growth around hopper heads and joints. Carefully remove vegetation growth from joints and facework to masonry. Allow for Doff clean to full elevation as specifications.		
Any other works not listed:			
1	Contractor to add description		
	(10) REPAIR WORKS TO WEST BLOCK/ MONOPITCH FORMER ANIMAL STALL	SUB-TOTAL	

	REPAIRS AND IMPROVEMENT OF DRAINAGE SYSTEM	£	p
	REF: Drainage Survey Report produced by GENERAL UTILITIES NORTHWEST LTD 2225 08 SECTIONS 100 A1 Section D-D'		
1	Assess and repair damaged or collapsed underground drains as drainage survey report and allow for installation of new underground drain to run along the North side wall to existing gully. Allow for unblockage of existing gullies and drains and make good manholes and pavement and adjacent areas at completion of the works. If required obtain more information about missing data where access was not possible. Details near existing foundations to be informed by structural engineer and drainage specialist.		
	REPAIRS AND IMPROVEMENT OF DRAINAGE SYSTEM	SUB-TOTAL	

GRAND TOTAL OF SCHEDULED WORKS

Provisional Sums and Contingencies

PRELIMINARIES: Preliminaries and insurances @ approx. 15%		
(1) REPAIR WORKS TO CENTRAL PAVILION		
(4) REPAIR WORKS SOUTH WING/STABLES CAFÉ' + (11) REPAIR WORKS TO SOUTH FLAT ROOF		
(5) REPAIR WORKS NORTH WING/RECEPTION/OFFICES + (12) REPAIR WORKS TO SOUTH FLAT ROOF		
(2) REPAIR WORKS TO SOUTH-EAST PAVILION		
(3) REPAIR WORKS TO NORTH-EAST PAVILION/OFFICES		
(6) REPAIR WORKS TO EDUCATIONAL CENTRE		
(7) REPAIR WORKS TO NORTH OFFICES/FORMER HAY LOFT		
(8) REPAIR WORKS TO SOUTH-WEST STORAGE		
(9) REPAIR WORKS TO NORTH-WEST STORAGE		
(10) WEST BLOCK / MONOPITCH FORMER ANIMAL STALL		
REPAIRS AND IMPROVEMENT OF DRAINAGE SYSTEM		
ANY OTHER ADDITIONAL WORK NOT LISTED:		
Contingency / risks @ approx. 15%.		
GRAND TOTAL OF SCHEDULED WORKS, PRELIMINARIES, PROVISIONAL SUMS AND CONTIGENCIES (EX VAT)		

METHOD STATEMENT

- The documents have been prepared by KS+A Architects.
- The scope of works is clearly described in the tender documents in terms of scope management, contract, materials and quality.
- The tender list was chosen from the client at Manchester City Council.
- The works shall be in accordance with current Health and Safety legislation and CDM (2015) Regulations.
- Any site visits by the Lead Professional shall be strictly in accordance with their Risk Assessment & Method Statement which considers specific hazards, risks and the control measures required to ensure all site inspection work such as site surveys and inspections and other related site-based tasks are undertaken safely.
- All policies shall be reviewed regularly to ensure that they are current and that there is full compliance.
- The contractor shall be required to issue a contract programme so that progress and completion can be monitored.
- Scaffolding shall be required to afford safe access to all work areas.
- Progress shall be reviewed regularly and the contractor's applications for payment formally certified by the Architect provided that they reflect the value of works, goods and materials.
- Quality and progress shall be checked regularly, and site meetings arranged to monitor the work and report on costs.
- Any issues arising from the works shall be dealt with efficiently and competently.
- Any work which is substandard or inadequate shall be replaced or renewed.

A10 PROJECT PARTICULARS

110 THE PROJECT
- Name: *Heaton Park Farm Centre, Repair Works*
- Location: Heaton Park, The Stables, Manchester M25 2SW
- Length of contract: To be confirmed

120 EMPLOYER (CLIENT)
- Name: Richard Broadbent on behalf of Manchester City Council
- Address: Town Hall Extension, Lloyd Street, Manchester, M2 5HD
- Contact: JCT Minor Works Building Contract (to be confirmed by the client)

140 ARCHITECT/ CONTRACT ADMINISTRATOR
- Name: Kepczyk Sanderson + Associates Ltd
- Address: 75 Wilmslow Road, Handforth, SK9 3EN
- Contact: Dino Kotlar/project Architect at KS+A/, Duncan Sanderson/Director at KS+A
- Telephone: 01615 400103, 07777683089
- E-mail: dino.kotlar@ks-a.co.uk, duncan.sanderson@ks-a.co.uk,

A11 TENDER AND CONTRACT DOCUMENTS

110 TENDER DRAWINGS
- The tender drawings have been listed above in conjunction with attached documents

120 CONTRACT DRAWINGS
- same as the tender drawings.

160 PRECONSTRUCTION INFORMATION
- Format: The Preconstruction information is described in these preliminaries in Section A34. It refers to information given elsewhere in the preliminaries and other tender documents

120 EXISTING BUILDINGS ON / ADJACENT TO THE SITE
- Description: The Heaton Park Farm Centre sits in Heaton Park, a large park open to public located in Higher Blackley, Manchester. It is a very active park that features many attractions for visitors including concerts and community events, animal centre, and a café' and sitting areas. The administrative offices is located in the stables building and manages the main operations and administration the entire park.

210 ACCESS AND PARKING

Contractor access to the Stables Block must be coordinated directly with Manchester City Council and Heaton Estate due to its public nature and Grade II listed status. Restrictions on parking of the Contractor's and employees' vehicles: The site has a limited amount of on-site parking, accessed from a pedestrianised road, St Margaret's Road entrance, Gate 15, off Bury Old Road (M25 2GT).
Main contact for access: Saul Mearns, Estate Team Lead - Heaton Park, Manchester City Council
Tel: +44 (0)161 773 1085
Mobile: 07946 524 845
Email: saul.mearns@manchester.gov.uk

240 HEALTH AND SAFETY HAZARDS

- General: The nature and condition of the site/ building cannot be fully and certainly ascertained before it is opened up.
- Information: The accuracy and sufficiency of this information is not guaranteed. Ascertain if any additional information is required to ensure the safety of all persons and the Works.
- Site staff: Draw to the attention of all personnel working on the site the nature of any possible contamination and the need to take appropriate precautionary measures.

250 SITE VISITS

- Assessment: Ascertain the nature of the site, access there to and all local conditions and restrictions likely to affect the execution of the Works. The contractor shall inspect the site as a pre-condition of tendering for the works.
- The Contractor shall be deemed to have satisfied himself as regards existing roads, railways and other means of communication with and access to the site, the contours thereof, the risk of injury or damage to property adjacent to the site, or to the occupiers of such property, the nature of the materials (whether natural or otherwise) to be excavated, and conditions under which the works will have to be carried out and generally to have obtained his own information on all materials affecting the execution of the Works.
- No claim by the Contractor will be allowed for additional payment on the grounds that he did not or could not foresee any matter which may in fact affect or have affected the execution of the Works.

255 PROTECT: Adequately maintain roads and footpaths within and adjacent to the site and keep clear of debris. Any damage to roads and footpaths caused by site traffic or otherwise consequent upon the Works must be made good to the satisfaction of the Local Authority or other owner. Bear any costs arising.

260 DAMAGE: Prevent damage to the existing building and to any furniture, fittings or equipment left in or adjacent to the work. Move as necessary and where possible to enable the Works to be executed, cover and protect as necessary and replace in original positions.

265 SERVICES: Notify all service authorities and/or adjacent owners of the proposed works not less than one week before commencing site operations. Before starting work check positions of existing services. Adequately protect and prevent damage to all services. If any damage to services results from the execution of the Works, notify Architect and appropriate service authority without delay. Make arrangements for the work to be made good to the satisfaction of the service authority or other owner as appropriate. Any measures taken by the Architect to deal with an emergency will not affect the extent of the Contractor's liability. Replace any marker tapes or protective covers disturbed during site operations to the service authority's recommendations.

280 TEMPORARY SUPPORT: Support existing structure as necessary during cutting of new openings or replacement of structural parts. Do not remove supports until new work is strong enough to support the existing structure. Prevent overstressing of complete work when removing supports.

290 SAFETY OF THE PUBLIC: Areas around the site are taken up by roads and footpaths which are used by vehicular traffic and the general public and care must be taken when the Contractors personnel are carrying plant and equipment through this area to ensure the safety of the Public and to make good any damage caused.

340 AREA OF OPERATIONS: The Contractor shall confine his operations of the Works, storage of materials and access to and egress from the site to within the limits defined by the Architect and agreed with the Employer's Representative. Only alternatives/modifications approved by the employer in advance will be acceptable.

350 MODIFICATIONS TO THE STRUCTURE: No modifications either permanent or temporary shall be made to any part of the existing structure or fabric except where specifically indicated in the Contract Documentation without written approval from the Architect.

360 PROTECTION: The Contractor shall provide all protection necessary to prevent damage of any kind occurring to the structure and fabric which is to remain and shall make good any such damage at his own expense and to the satisfaction of the Architect.

370 SEQUENCE OF WORKS: The Contractor shall carry out the work in a sequence which ensures that support and stability are always provided. Where remedial work requires removal of brickwork above support level and at corners, temporary support shall be provided and maintained until permanent support has been provided and has attained its designed strength.

390 FIRE EXTINGUISHERS: Provide an approved 6 litre foam and 2 kg CO^2 fire extinguisher on site for the full period of the Contract and clear away at completion or when instructed.

400 TEMPORARY COVERINGS: Include for covering up and protecting the works during night time, frost or inclement weather and making good all damage from whatsoever cause to every part of the work.

410 MAKING GOOD: The Contractor will be required to make good all damage caused by falling plant, materials or fittings and by the actions of the workmen and leave all perfect, clean and tidy on completion.

420 TRANSPORT: The Contractor shall provide all transport required and pay all transport costs in connection with the Contract. He shall include for the cost of transporting workmen to and from the site, hire of vehicles or any other costs.

425 TRAFFIC REGUALTIONS AND PERMITS: The Contractor is to satisfy himself as to the Police Regulations affecting the execution of the Works with particular regard to the control of traffic and the conduct of persons, and he is to pay any costs or expenses incurred in complying therewith.

430 TEMPORARY SCAFFOLDING: Provide all necessary temporary scaffolding and access equipment for the proper execution of the works.

431 Provide all temporary warning lightings and signs to scaffolding. The whole scaffold/access equipment must be constructed and maintained in accordance with current Health and Safety requirements. Coordinate and obtain all necessary approvals and consents for Scaffolding/Access Equipment with all Sub Contractors and Statutory Authorities.

435 ALTERING SCAFFOLDS: Include for altering and adapting as required, dismantling, re-erecting, clearing away and making good work disturbed at completion.

440 HEALTH AND SAFETY LEGISLATION: All relevant legislation and working rules concerning site safety must be fully complied with and the Contractor's attention is drawn to the Guidance Note G.S. 120 'Roof Work; Prevention of Falls" issued by the Health and Safety Executive.

A13 DESCRIPTION OF THE WORK
Repairs to fabric of the building as described in this document.

A20 JCT MINOR WORK BUILDING CONTRACT (MW)
The Contract: JCT Minor Works Building Contract 2016 Edition, or, if acceptable to both parties exchange of letter

- Requirement: Allow for the obligations, liabilities and services described.

THE RECITALS
First - THE WORKS AND THE CONTRACT ADMINISTRATOR

- The work comprises : Repair works to roofs, structures, walls, windows, doors, gates, and sewage/drainage system.

- Architect/ Contract Administrator: See clause A10/140.

Second - CONTRACT DOCUMENTS

- Contract drawings: As listed in clause A11/120.

Contract documents: The following have been prepared which show and describe the work to be done .

ARTICLES
3 - ARCHITECT/ CONTRACT ADMINISTRATOR

- Architect/ Contract Administrator: See clause A10/140.

4 and 5 - PRINCIPAL DESIGNER/ PRINCIPAL CONTRACTOR

- Articles 4 and 5 will be deleted

CONTRACT PARTICULARS
Fourth Recital and Schedule 2 - BASE DATE: shall be the date for receipt of tenders.

Fifth Recital - CDM REGULATIONS: The project notifiable.

- Article 7 – ARBITRATION: Article 7 and Schedule 1 .

Clause 2.2 - COMMENCEMENT AND COMPLETION

- Works commencement date: To be agreed
- Date for Completion: To be agreed.

Clause 2.8 - LIQUIDATED DAMAGES: At the rate of £200 per week or part thereof.

Clause 2.10 - RECTIFICATION PERIOD: Period: Twelve months from the date of practical completion.

Clause 5.3 - CONTRACTOR'S PUBLIC LIABILITY INSURANCE - INJURY TO PERSONS OR PROPERTY
The required level of cover for any one occurrence or series of occurrences arising out of one event: Not less than: £5M.

Clauses 5.4A, 5.4B and 5.4C - INSURANCE OF THE WORKS, ETC. - ALTERNATIVE PROVISIONS

- Clause 5.4B applies.
- Where clause 5.4A or 5.4B applies, percentage to cover professional fees: 17.5%

Clause 7.2 – ADJUDICATION: The Adjudicator is as detailed in the contract documents.
Schedule 1 paragraph 2.1 – ARBITRATION: Appointor of Arbitrator (and of any replacement): President or a Vice president of the: RIBA

THE CONDITIONS
SECTION 1: DEFINITIONS AND INTERPRETATION
SECTION 2: CARRYING OUT THE WORKS
SECTION 3: CONTROL OF THE WORKS SECTION 4: PAYMENT
SECTION 5: INJURY, DAMAGE AND INSURANCE
SECTION 6: TERMINATION
SECTION 7: SETTLEMENT OF DISPUTES

A30 TENDERING/ SUBLETTING/ SUPPLY: MAIN CONTRACT TENDERING

110 SCOPE: General: These conditions are supplementary to those stated in the Invitation to Tender and on the form of tender.

170 ACCEPTANCE OF TENDER

- Acceptance: No guarantee is offered that any tender will be recommended for acceptance or be accepted, or that reasons for non-acceptance will be given.
- Costs: No liability is accepted for any cost incurred in the preparation of any tender.

190 PERIOD OF VALIDITY

- Period: After submission or lodgement, keep tender open for consideration (unless previously withdrawn) for not less than three months form the date of tender receipt.

PRICING/ SUBMISSION OF DOCUMENTS

250 PRICED DOCUMENTS

- Alterations: Do not alter or qualify the priced documents without written consent. Tenders containing unauthorised alterations or qualifications may be rejected.
- Measurements: Where not stated, ascertain from the drawings.
- Deemed included: Costs relating to items, which are not priced, will be deemed to have been included elsewhere in the tender.

310 TENDER: Tenders must include for all work shown or described in the tender documents as a whole or clearly apparent as being necessary for the complete and proper execution of the Works.

- The tender shall be expressed as a lump sum on the Form of Tender.
- Any queries regarding the tender documents should be raised as early as possible during the tender period.
- Tenderers are requested to bring to the attention of the Architect any apparent ambiguities, errors or omissions in the tender documents.
- Tenderers must only submit offers for the whole of the Works.
- Tenderers shall treat the tender documents and all details contained therein as private and confidential.
- Tendering will be in accordance with the principles of the NJCC 'Code of Procedure for Single Stage Selective Tendering' 1996 - Alternative 2.

315 EXCLUSIONS: If the Contractor cannot tender for any part(s) of the work as defined in the tender documents he must inform the Architect as soon as possible, defining the relevant part(s) and stating the reasons for his inability to tender.

320 AVAILABILITY OF LABOUR: The Contractor shall be deemed to have satisfied himself as regards the availability and the facilities for obtaining the materials referred to in these Bills of Quantities, as no claim for additional payment in this respect will be allowed.

325 AVAILABILITY OF MATERIALS: The Contractor shall be deemed to have satisfied himself as regards the availability and the facilities for obtaining the materials referred to in these Bills of Quantities, as no claim for additional payment in this respect will be allowed.

FORM OF TENDER

TO: Richard Broadbent, Building Surveyor at Manchester City Council
email: richard.broadbent@manchester.gov.uk

copy to Architects at dino.kotlar@ks-a.co.uk and Duncan.sanderson@ks-a.co.uk
KEPCZYK SANDERSON + ASSOCIATES, 75 WILMSLOW ROAD, HANDFORTH, CHESHIRE, SK9 3EN

I/We the undersigned having inspected the site of the Works hereby tender and undertake to execute all the works in accordance with the Drawings, Specification and Schedule of Work and The Conditions of Building Contract and to the satisfaction of the Architect / Building Surveyor for the sum of:

£.....

(in words).....
Exclusive of VAT

The Schedule of Work forms part of this offer and must be returned with the Form of Tender. If my/our Tender is accepted, I/we hereby undertake to commence, execute and complete the works in ..... weeks (allowing for all holidays, statutory or otherwise) from the agreed date of possession.

I/we agree that should genuine errors be discovered before acceptance of this offer; these errors will be dealt with in accordance with Alternative 2 contained in the Code of Procedure for Single Stage Selective Tendering 1996. I/we understand that this tender is submitted on the condition that it shall be valid for acceptance for a period of THREE MONTHS after the submission thereof:

Restrictive Practices
I/We confirm that I/we do not follow the following practices referred to in the report of the Monopolies and Restrictive Practices Commission on the Supply of Buildings in the Greater London Area (1954) by:
(a) Communication to a person other than the person calling for tenders for the construction of a building the amount of any proposed tender for such construction in accordance with any agreement or arrangement so to communicate.
(b) Adjusting the amount of any proposed tender for the construction of a building in accordance with any agreement or arrangement between the proposed tenderers and any person other than the person calling for tenders for such construction.

Acceptance of Tender: The Employer does not bind himself to accept the lowest or any Tender or to be liable for any expense in the preparation thereof. The acceptance of the Tender is conditional upon all requirements concerning insurance being complied with and a formal contract being executed with the Employer and until such time there is no binding obligation on either party.

Tenders will be considered only if submitted by Email not later than the date and time specified.

Dated this Day of..... 2026

Name of Tenderer..... .....

Registered Office Address.....

Signature.....

Position.....Tel.....