

## Scope of works

<b>Roof Replacement</b>	<b>Cuthbert House only:</b> renew roof coverings including upstands, lead flashings, outlets, grilles; and all associated works including waterproofing works and new insulation
<b>Roof Repairs</b>	<b>All blocks except Cuthbert House:</b> make good all splits and defects to the asphalt covering flat roofs and tank room roofs. Re-apply solar reflective paint to all mastic asphalt surfaces and renew pigeon spikes where missing/defective
<b>Concrete/Brickwork Repairs</b>	<b>All blocks:</b> cleaning of brickwork and concrete surfaces and brick/concrete repairs to be undertaken, where necessary <b>Cuthbert, Crompton and Hethpool House only:</b> concrete repairs to include the exposed walkway areas and concrete structural columns <b>Fleming Court only:</b> hack off all render to boundary wall adjoining public park and carry out necessary repairs to structurally unsound/defective brickwork
<b>Asphalt Repairs</b>	<b>All blocks:</b> asphalt surface, upstand and repairs to communal walkways and tenanted balconies, where required. Any deteriorated floor paint system applied to tenanted balconies to be replaced where needed
<b>Exposed Walkways</b>	<b>Blocks: Crompton, Cuthbert and Hethpool only:</b> renew the waterproof granular paint system
<b>Communal Flooring</b>	<b>All blocks:</b> Repairs to existing non-covered flooring (including replacement of any components beyond repair) to ensure surfaces are safe, cleanable, maintainable and free of defects Replacement of existing floor coverings including associated components to ensure flooring is safe, cleanable and maintainable <b>Gilbert Sheldon, Edward, Churchfield and Campbell only:</b> application of non-slip floor paint system to match existing where required
<b>Movement joints</b>	<b>All blocks:</b> movement joints and mastic sealant works: rake out and replace with new where required
<b>Glazing/Windows</b>	<b>All blocks:</b> repairs and overhauls to internal and external communal and individual property windows, panels and glazing and fire resistant upgrades where necessary. Replacement of damaged or missing window ironmongery
<b>Surface water and below ground drainage</b>	<b>All blocks:</b> test and undertake repairs and full cleaning of rainwater goods and below ground drainage systems including replacements of elements which are beyond repair. Ensure all rainwater goods systems are free of leaks and are discharging correctly



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<b>Timber repairs</b>	<b>All blocks:</b> joinery and resin repairs to all defective timber elements. Paint all previously painted timber surfaces. Tank room and storage shed repairs to include carpentry repairs, where necessary
<b>Metalwork repairs</b>	<b>All blocks:</b> decoration of all previously painted metalwork including external boundary treatments, to include full preparation and repairs and replacement of missing or defective elements Bin chute hatches: smoke seals to be upgraded and if beyond repair, hatch to be replaced to fire rated cover and installation of metal grilles to stone bedded building perimeter drainage outlets
<b>Block signage</b>	<b>Block: Campbell House only:</b> new lettering required due to defective/missing letters on block name
<b>External decoration</b>	<b>All blocks:</b> External decorations to all previously decorated surfaces. Including rainwater goods, bin storage rooms, storage sheds, railings and boundary walls
<b>Internal decoration</b>	<b>All blocks:</b> redecoration of all previously decorated internal surfaces to include Class 0 paint to walls, ceilings and soffits including all necessary preparations
<b>Environmental Works</b>	<b>Blocks: Campbell, Churchfield, Crompton, Cuthbert, Fleming, Gilbert Sheldon, Hall Place, Hethpool and Philip:</b> Installation of extractor fans to kitchens, bathrooms and hallways of <b>tenanted properties</b> , where required
<b>Electrical – Lighting</b>	<b>Blocks: 1-11 Philip Court, 11-26 Philip Court, Cuthbert House, Campbell House, Churchfield House, Crompton House, Hethpool House, Edward House, 72-90 Hall Place, 100-122 Hall Place:</b> Survey/review existing lighting systems and, where necessary, replace existing or install new systems to comply with current regulatory requirements The lighting installation is to include emergency lighting provisions in accordance with BS 5266 Emergency Lighting requirements
<b>Lateral mains</b>	<b>Blocks: Cuthbert House, 72-98 Hall Place, 100-122 Hall Place, Hethpool House:</b> survey/review existing lateral mains installation across the block and to all dwellings and landlords supplies. The components shall be replaced in strict compliance with BS 7671 17 <sup>th</sup> edition and amendments and in accordance with IEE regulations and all relevant legislation
<b>Lateral mains/lighting and door entry containment</b>	<b>Blocks: Campbell, Churchfield, Crompton, Cuthbert, Edward, 72-90 Hall Place, 92-98 Hall Place, 100-122 Hall Place, Hethpool, 11-26 Philip Court</b> Provide new containment for the associated service which shall be metal powder coated



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<p><b>Lateral mains/lighting and door entry containment repairs</b></p>	<p><b>Blocks: 1 to 16 Gilbert Sheldon, 17 to 32 Gilbert Sheldon, 33 to 40 Gilbert Sheldon, 72-90 Hall Place, 92-98 Hall Place. 11-26 Philip Court</b></p> <p>Existing - survey/review existing containment and renew/paint/repair where required.</p>
<p><b>Door Entry System</b></p>	<p><b>Block: 11-26 Philip Court only:</b> provide new door entry system as per CityWest Homes specification</p>
<p><b>Work to BT cables</b></p>	<p><b>Blocks: 1-16 Gilbert Sheldon, 33-40 Gilbert Sheldon, 1 to 10 Philip Court, 11-26 Philip Court, Cuthbert House, Churchfield House, Campbell House, Crompton House, Edward House and Hethpool:</b> Engage with BT to tidy and provide new containment which shall be metal powder coated</p>
<p><b>Individual boiler flues</b></p>	<p><b>Blocks: 33-40 Gilbert Sheldon, 11-26 Philip Court, Cuthbert House, Crompton House, Hethpool House:</b> survey/review and identify existing boiler flues which need to be extended and extend where required.</p>
<p><b>Water Tanks</b></p>	<p><b>Blocks: 1-10 Philip Court, 11-26 Philip Court, Churchfield House and Edward House</b></p> <p>Replace existing cold water storage tanks with new</p>
<p><b>Pipework, valves and fittings associated with the tank works</b></p>	<p><b>Blocks: Philip Court, Churchfield House and Edward House:</b> supply and install all associated pipework, valves, fittings and overflow/warning devices associated with water tank replacement</p>
<p><b>Water Treatment</b></p>	<p><b>Blocks: 1-10 Philip Court, 11-26 Philip Court, Churchfield House and Edward House</b></p> <p>Water treatment, cleansing, power flushing and re-treatment of pipework systems throughout the whole system in accordance with CIBSE and BSRIA publications</p>
<p><b>Thermal Insulation</b></p>	<p><b>Blocks: 1-10 Philip Court, 11-26 Philip Court, Churchfield House and Edward House</b></p> <p>Install new thermal insulation to all new water tanks and associated pipework, valves and fittings</p>
<p><b>Ductwork Cleaning</b></p>	<p><b>Block: Devonshire House only:</b> clean the existing ductwork system. All ductwork to be cleaned including the ductwork from inside each flat</p>
<p><b>Communal Extract Fans</b></p>	<p><b>Block: Devonshire House</b></p> <p>Replace existing communal extract fans, silencers, local ductwork, dampers and controls within the plantroom</p>



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<b>In flat ventilation works</b>	<b>Block: Devonshire House</b> Clean local ductwork; replace the grille and control damper and install new/replace existing fire dampers
<b>Ductwork dampers &amp; fittings</b>	<b>Block: Devonshire House</b> Supply, install and connect all associated ductwork, dampers and fittings involved with replacing the fans
<b>Fire Risk Assessment Works (FRA) works</b>	<b>Blocks: All</b> Identify all works deemed necessary and associated with the works to ensure all fire safety requirements are met Ensure the works are fully compliant with all current regulatory requirements Supply and install all necessary fire safety signage in accordance with CityWest Homes Fire Safety Signage Guide Redecorate, as required, all previously painted surfaces with a paint system ensuring Class 0 protection Where required, allow to seal all service protrusions, holes and voids between all compartmentation floors and walls in the block
<b>Fire Door Works</b>	<b>Blocks: All: front entrance (to tenanted properties) and communal doors to be replaced with FD30s rated door sets</b>
<b>Balcony Works</b>	<b>Communal balconies: Crompton, Cuthbert and Hethpool</b> Allow for corrosion treatment and making good where required Isolated replacement of Georgian wired glazed panels where cracked, replace putty/beading throughout Repair steel frame fixings and dowels, where necessary, and re-paint metal where exhibiting flaking <b>Private balconies: Campbell, Churchfield, Crompton, Cuthbert, Edward, Hethpool and Philip</b> Replace the entire railing system with a modern handrail and balustrade system
<b>Asbestos Management</b>	<b>Blocks: All:</b> Provide a full Refurbishment and Demolition Survey Comply with all statutory and regulatory requirements with respect to Asbestos. Ensure an asbestos R&D survey is carried out prior to any works being undertaken





