

Drew's Park, Thomas Wyatt Road, Devizes, SN10 5FE

External Joinery Repairs & Redecoration

Part 3 - The Works

External Joinery Repairs & Redecoration in respect of:

1-12, 14-20 Bowes Court
1-9 Burnham Court & East Tower
1-8 Cedar Court
1-9 Chapel Court
1-10 Cooke Court & West Tower
1-12 & 14 Clock Tower Lodge
1-9 Elm Court & Common Area
1-8 Speer Court
1-12 & 14-41 Thurnham Court
1-12 & 14-18 Wyatt Court



Section	Description	Quant	Unit	Rate	Price
00	INTRODUCTION				
00.01	Schedule of Works				
00.01.01	For external redecorations and associated joinery repairs, access, repairs to bin stores and all associated painted external elements to the estate.				
00.01.02	Client: Aster				
00.02	General				
00.02.01	Note: Works specified below are to be carried out in the following areas only unless explicitly specified: 1-12, 14-20 Bowes Court 1-9 Burnham Court & East Tower 1-8 Cedar House 1-9 Chapel Court 1-10 Cooke Court & West Tower 1-12 & 14 Clock Tower Lodge 1-9 Elm Court & Common Area 1-8 Speer Court 1-12 & 14-41 Thurnham Court 1-12 & 14-18 Wyatt Court Common Bin Stores, Tower Feature and Gas governor.				
00.02.02	Note: All drawings are to be considered as the Contract Works. Any items not specifically detailed in the specification but shown as a requirement on the drawings will not be considered as variations to the tender.				
00.02.03	Note: The Contractor is to price each item separately.				
00.02.04	Note: The Contractor should be aware that the works are to take place on a Grade II Listed building and no destructive or invasive works will be permitted without the express agreement of the CA and all changes made must be fully reversible.				
00.02.05	Note: The Contractor is to price each item in this Section of the Specification in accordance with the detailed requirements <u>without qualification</u> , however the Contractor may provide a schedule of alternative materials if to do so would introduce a cost saving or design improvement. Pricing of proposed alternatives are to be attached to the tender return and will be taken into consideration in the tender evaluation. The cost of items which are not priced in the Specification will be deemed to have been included elsewhere in the tender.				
00.02.06	The buildings are to remain occupied and in use for the duration of the works. The Contractor is to programme works in such a way as to minimise disruption to building users, noisy works are only to be carried out after normal working hours Monday to Friday with weekend working by prior agreement. Where noisy works are unavoidable the Employer may agree to alternative timing this is to be planned in conjunction with the Contractor, and the CA must be informed immediately of any changes or delays to the programme as this will have knock-on effects and costs. Where unplanned costs associated with temporary out of hours working through delays caused by the Contractor's works, Liquidated Damages may be recovered to cover these costs. These costs are outlined in the Preliminaries section of this specification.				
00.02.07	Contractor to take detailed site survey prior to tendering to ensure materials can be obtained. Should it be discovered post contract that an item is not available, any additional costs to be borne by contractor.				
00.02.08	This Schedule of Works is Part 3 of the Specification of Works and must be read in full conjunction with the Preliminaries and the Material and Workmanship Clauses of Part 1 and Part 2 of the Specification and all drawings and information provided.				
00.02.09	The contractor's contract period shall be prepared on the basis as set out in Part 1, that all of the works proceed, including the provisional quantified work.				
00.02.10	All location references assume those in the site plans and information provided unless otherwise stated.				
00.02.11	Contractor to ensure that all access and emergency routes are kept clear and unobstructed at all times.				
00.02.12	Limited space is available to the Contractor's for parking, skips and storage of materials. This is highlighted in the pre construction information. Garden area may be used as an alternative storage area, but only by prior arrangement with the CA and Client. Parking elsewhere on the estate is strictly prohibited. Ensure removal of all materials at the completion of each section of the contract, and reinstatement of any worn areas of the garden.				
00.02.13	Ensure all waste is separated at source in tidy marked piles, and disposed of accordingly under the "Waste Duty of Care: Code of Practice" published by HMSO.				
00.02.14	The contractor is to sweep down parking areas outside of the site and the pathways within the site to keep them clear of mud, builder's waste and debris. All internal transit routes through the site or buildings are to be kept clean and tidy during the works.				
00.02.15	Allow for professional cleaning to all areas affected by works on completion of the works.				
00.02.16	Allow to clean down on completion of the works all glass and glazing internally and externally that has been affected by the works to remove all dirt, dust and marks.				

Section	Description	Quant	Unit	Rate	Price
00.02.17	All materials are to be installed in accordance with manufacturers' instructions and recommendations in order that any guarantees provided may be upheld.				
00.02.18	The Contractor shall take out and maintain a Public Liability Policy in respect of claims for death or personal injury to people and damage to property to the value of not less than £5,000,000 for each and every claim.				
00.02.19	The Contractor is to have an up-to-date Employer's Liability Policy covering Employees and provide evidence that the same is maintained.				
00.02.20	The Contractor is to have an up-to-date Professional Indemnity Policy providing a minimum of £500,000 cover to all Contractor's design elements of this project.				
00.03	Protection & Health and Safety Measures				
00.03.01	Note: The Pre-construction Health and Safety Information pack highlights a number of known risks associated with the proposed works. The Contractor is to ensure that this document is referenced in the planning and pricing of the Works.				
00.03.02	Note: Contractor should be cogniscent of the Listed status of the subject building and neighbouring premises and all workers on site shall take steps to ensure the necessary protection of the existing premises and neighbouring buildings against damage. Any damage caused shall be made good to the entire satisfaction of the CA at the Contractor's own expense.				
00.03.03	The contractor is to prepare a Construction Phase Health and Safety Plan to include a risk assessment matrix and method statements as required. Amendments to this plan may be required as works proceed.				
00.03.04	The Contractor is to prepare a project programme utilising the sectional completion dates proposed in the Part 1 and Pre-Construction Pack which clearly indicates when works will be being carried out. Any changes to programmed dates MUST be notified to the CA immediately as this may have knock-on cost effects which may incur liquidated damages.				
00.03.05	Allow for providing all appropriate site signage while the works are undertaken.				
00.03.06	There will be a small Contractor's compound area in the rear car park. This area may only be accessed via the site road. This site MUST be secured at all times . Include padlock and security fixings and additional supports as required. The Contractor may wish to store high value supplies and equipment in containers or storage units in the compound.				
00.03.07	The Employer will work with the contractor to provide temporary water and power for the works, but it must be assumed that all costs associated with this are the responsibility of the contractor. The Contractor is to raise any deficiencies with the welfare provision prior to commencement on site.				
00.03.08	The Employer does not have toilet facilities on site, so the contractor must make their own provision in the compound.				
00.03.09	The buildings are to remain in use throughout the works period. The Contractor is to be cogniscent and considerate of other building users throughout.				
00.03.10	The Contractor is to work closely with the Employer to ensure that disruption to building users is minimised.				
00.04	Site Set Up				
00.04.01	Note: Please refer to Site Set-up Plan (Drawing 0001). This drawing shows parking allocation, access points and material storage areas. The Contractor must not at any time block access to any gardens or road ways.				
00.04.02	Please note that contractor's parking will be in the compound only, deliveries are to be made through the site road into the compound and any proposed alterations to these arrangements is to be agreed with the CA prior to commencement of work.				
00.04.03	The contractor shall provide necessary storage buildings and welfare buildings in the compound as they require. Should the compound need to be larger this will be agreed with the CA and Client.				
00.04.04	The contractor is to set up site compound and fencing to their requirements and security design as agreed with the CA in the location shown on the site set up plan. The contractor will have no access to the area shown on the drawing which is outside the ownership of the client.				
00.04.05	The Contractor is to allow to erect a free-standing scaffold and where necessary hoists adjacent to the building in each section of the works as required to execute the works in a safe and efficient manner. Scaffold may not be fixed to the building unless agreed with the CA and client. Scaffolding price per section to be extended under the relevant contract section below. Scaffold design is to comply with TG20:13 Guide to Good Practice for Tube and Fitting Scaffolding.				
00.04.06	Where the contractor deems works can be completed with out scaffolding then proposals for towers, mobile platforms or similar to be agreed with the CA and Client as the works proceed.				
00.04.07	Note: All design proposals are to be submitted for review by the CA for any works that require contractors design, and approved by the Employer prior to implementation.				

Section	Description	Quant	Unit	Rate	Price
01	<p>SECTION 01</p> <p>This Section of the Works relates to the following Houses:</p> <p>1 Cooke Court 10 Bowes Court 11 Bowes Court 12 Bowes Court 14 Bowes Court 15 Bowes Court 16 Bowes Court 17 Bowes Court 18 Bowes Court 19 Bowes Court 20 Bowes Court</p> <p>The contractor should note that the works are to the exterior. Internal reference plans are included for all houses (some have not been accessed) to pick up works internally requiring attention by the occupier or needing to be undertaken with the external repairs to leave windows in good order. Internal works, such as sash cord replacements, adjustments to windows and significant timber repairs will need to be included in this tender to complete the external works properly. In the unlikely event they are completed by the occupier pre-commencement on site, then they will be agreed to be deducted from the repairs section per house with the CA.</p>				
01.01	Scaffolding & Security All Houses in this Section				
01.01.01	Contractor to erect suitable access scaffolding around the works or other access provisions to be agreed with the CA and Client to afford safe access for all the works to this Section. Contractor to maintain access for the residents to each of the front doors at all times during the works as part of the access/scaffolding design and to protect the access with a suitable fan or other protection.				
01.01.02	Contractor to erect suitable temporary fencing/netting to the areas of the works to this section to avoid debris and materials falling and injuring owner/occupiers during the works.				
01.01.03	Contractor to be responsible for regularly clearing debris and waste arising from the works to this section to avoid debris spreading around the estate.				
01.02	Fascia's, Soffits Gutters, Downpipes and Others to this whole Section				
01.02.01	Carefully clean fascia's and soffits, scrape off loose paint and finishes and redecorate to all of the houses to this Section.				
01.02.02	Notify CA immediately on discovery of any rot or defects found for instructions on repairs/replacements using Contingency Sum.				
01.02.03	Carefully clean and re-seal all 8 rainwater downpipes and continuous gutter around the eaves to the building as set out in Part 2, report any damage to the CA for consideration/action.				
01.02.04	Carefully clean all metal vent grills to elevations at high and low level, prepare and paint with appropriate paint as Part 2.				
01.03	1 Cooke Court				
01.03.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
01.03.02	All Joinery repairs or replacements to this house's 8 windows and entrance door are shown in Drawing Number 471304 - 0103 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
01.03.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
01.03.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
01.03.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
01.03.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
01.03.07	Contractor to price to repair or replace Window Cills only if indicated.				
01.03.08	Contractor to price to replace cracked glazing only if indicated.				
01.03.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
01.03.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
01.03.11	Contractor to repair or replace weather board to door only if indicated.				
01.03.12	Contractor to repair or replace decayed areas to door only if indicated.				
01.03.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
01.03.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				

Section	Description	Quant	Unit	Rate	Price
01.03.15	Carry out proper preparation and full redecoration of 8 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
01.03.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
01.03.17	Carefully clean and scrape off railings and prepare and redecorate to match existing.				
01.04	10 Bowes Court				
01.04.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
01.04.02	All Joinery repairs or replacements to this house's 6 windows and entrance door are shown in Drawing Number 471304 - 0104 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
01.04.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
01.04.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
01.04.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
01.04.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
01.04.07	Contractor to price to repair or replace Window Cills only if indicated.				
01.04.08	Contractor to price to replace cracked glazing only if indicated.				
01.04.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
01.04.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
01.04.11	Contractor to repair or replace weather board to door only if indicated.				
01.04.12	Contractor to repair or replace decayed areas to door only if indicated.				
01.04.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
01.04.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
01.04.15	Carry out proper preparation and full redecoration of 8 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
01.04.16	Carry out proper preparation and full redecoration of door and frame (no borrowed light to this house), level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
01.05	11 Bowes Court				
01.05.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
01.05.02	All Joinery repairs or replacements to this house's 8 windows and entrance door are shown in Drawing Number 471304 - 0105 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
01.05.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
01.05.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
01.05.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
01.05.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
01.05.07	Contractor to price to repair or replace Window Cills only if indicated.				
01.05.08	Contractor to price to replace cracked glazing only if indicated.				
01.05.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
01.05.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
01.05.11	Contractor to repair or replace weather board to door only if indicated.				
01.05.12	Contractor to repair or replace decayed areas to door only if indicated.				
01.05.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
01.05.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
01.05.15	Carry out proper preparation and full redecoration of 8 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				

Section	Description	Quant	Unit	Rate	Price
01.05.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
01.06	12 Bowes Court				
01.06.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
01.06.02	All Joinery repairs or replacements to this house's 9 windows and entrance door are shown in Drawing Number 471304 - 0106 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
01.06.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
01.06.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
01.06.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
01.06.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
01.06.07	Contractor to price to repair or replace Window Cills only if indicated.				
01.06.08	Contractor to price to replace cracked glazing only if indicated.				
01.06.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
01.06.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
01.06.11	Contractor to repair or replace weather board to door only if indicated.				
01.06.12	Contractor to repair or replace decayed areas to door only if indicated.				
01.06.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
01.06.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
01.06.15	Carry out proper preparation and full redecoration of 8 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
01.06.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
01.07	14 Bowes Court				
01.07.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
01.07.02	All Joinery repairs or replacements to this house's 3 windows and entrance door are shown in Drawing Number 471304 - 0107 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
01.07.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
01.07.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
01.07.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
01.07.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
01.07.07	Contractor to price to repair or replace Window Cills only if indicated.				
01.07.08	Contractor to price to replace cracked glazing only if indicated.				
01.07.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
01.07.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
01.07.11	Contractor to repair or replace weather board to door only if indicated.				
01.07.12	Contractor to repair or replace decayed areas to door only if indicated.				
01.07.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
01.07.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
01.07.15	Carry out proper preparation and full redecoration of 3 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
01.07.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
01.08	15 Bowes Court				
01.08.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				

Section	Description	Quant	Unit	Rate	Price
01.08.02	All Joinery repairs or replacements to this house's 7 windows and entrance door are shown in Drawing Number 471304 - 0108 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
01.08.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
01.08.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
01.08.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
01.08.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
01.08.07	Contractor to price to repair or replace Window Cills only if indicated.				
01.08.08	Contractor to price to replace cracked glazing only if indicated.				
01.08.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
01.08.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
01.08.11	Contractor to repair or replace weather board to door only if indicated.				
01.08.12	Contractor to repair or replace decayed areas to door only if indicated.				
01.08.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
01.08.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
01.08.15	Carry out proper preparation and full redecoration of 7 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
01.08.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
01.09	16 Bowes Court				
01.09.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
01.09.02	All Joinery repairs or replacements to this house's 8 windows and entrance door are shown in Drawing Number 471304 - 0109 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
01.09.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
01.09.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
01.09.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
01.09.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
01.09.07	Contractor to price to repair or replace Window Cills only if indicated.				
01.09.08	Contractor to price to replace cracked glazing only if indicated.				
01.09.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
01.09.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
01.09.11	Contractor to repair or replace weather board to door only if indicated.				
01.09.12	Contractor to repair or replace decayed areas to door only if indicated.				
01.09.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
01.09.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
01.09.15	Carry out proper preparation and full redecoration of 8 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
01.09.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
01.10	17 Bowes Court				
01.10.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
01.10.02	All Joinery repairs or replacements to this house's 6 windows and 2 entrance doors are shown in Drawing Number 471304 - 0110 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
01.10.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
01.10.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				

Section	Description	Quant	Unit	Rate	Price
01.10.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
01.10.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
01.10.07	Contractor to price to repair or replace Window Cills only if indicated.				
01.10.08	Contractor to price to replace cracked glazing only if indicated.				
01.10.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
01.10.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
01.10.11	Contractor to repair or replace weather board to door only if indicated.				
01.10.12	Contractor to repair or replace decayed areas to door only if indicated.				
01.10.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
01.10.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
01.10.15	Carry out proper preparation and full redecoration of 6 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
01.10.16	Carry out proper preparation and full redecoration of 2 doors, 2 frames and 1 borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
01.10.17	Carefully clean and scrape off railings and prepare and redecorate to match existing.				
01.11	18 Bowes Court				
01.11.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
01.11.02	All Joinery repairs or replacements to this house's 6 windows and 2 entrance doors are shown in Drawing Number 471304 - 0111 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
01.11.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
01.11.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
01.11.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
01.11.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
01.11.07	Contractor to price to repair or replace Window Cills only if indicated.				
01.11.08	Contractor to price to replace cracked glazing only if indicated.				
01.11.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
01.11.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
01.11.11	Contractor to repair or replace weather board to door only if indicated.				
01.11.12	Contractor to repair or replace decayed areas to door only if indicated.				
01.11.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
01.11.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
01.11.15	Carry out proper preparation and full redecoration of 6 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
01.11.16	Carry out proper preparation and full redecoration of 2 doors, 2 frames and 1 borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
01.11.17	Carefully clean and scrape off railings and prepare and redecorate to match existing.				
01.12	19 Bowes Court				
01.12.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
01.12.02	All Joinery repairs or replacements to this house's 7 windows and 2 entrance doors are shown in Drawing Number 471304 - 0112 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
01.12.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
01.12.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
01.12.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				

Section	Description	Quant	Unit	Rate	Price
01.12.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
01.12.07	Contractor to price to repair or replace Window Cills only if indicated.				
01.12.08	Contractor to price to replace cracked glazing only if indicated.				
01.12.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
01.12.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
01.12.11	Contractor to repair or replace weather board to door only if indicated.				
01.12.12	Contractor to repair or replace decayed areas to door only if indicated.				
01.12.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
01.12.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
01.12.15	Carry out proper preparation and full redecoration of 7 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
01.12.16	Carry out proper preparation and full redecoration of 2 doors, 2 frames and 1 borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
01.12.17	Carefully clean and scrape off railings and prepare and redecorate to match existing.				
01.13	20 Bowes Court				
01.13.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
01.13.02	All Joinery repairs or replacements to this house's 11 windows and 2 entrance doors are shown in Drawing Number 471304 - 0113 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
01.13.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
01.13.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
01.13.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
01.13.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
01.13.07	Contractor to price to repair or replace Window Cills only if indicated.				
01.13.08	Contractor to price to replace cracked glazing only if indicated.				
01.13.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
01.13.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
01.13.11	Contractor to repair or replace weather board to door only if indicated.				
01.13.12	Contractor to repair or replace decayed areas to door only if indicated.				
01.13.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
01.13.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
01.13.15	Carry out proper preparation and full redecoration of 11 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
01.13.16	Carry out proper preparation and full redecoration of 2 doors, 2 frames and 1 borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
01.13.17	Carefully clean and scrape off railings and prepare and redecorate to match existing.				
01.14	Clear and Clean Up to All Houses in this Section				
01.14.01	Contractor to allow to remove scaffolding or other access equipment, temporary protection and netting and move onto the next Section of works as required.				
01.14.02	Contractor to clean up all debris arising from the works and cart away.				
01.14.03	Contractor to clean up garden and path areas of this Section and leave clean and tidy to the satisfaction of the CA and Client.				

Section	Description	Quant	Unit	Rate	Price
02	<p>SECTION 02</p> <p>This Section of the Works relates to the following Houses:</p> <p>1 Bowes Court 2 Bowes Court 3 Bowes Court 1 Speer Court 2 Speer Court 3 Speer Court 4 Speer Court 5 Speer Court 6 Speer Court 7 Speer Court</p> <p>The contractor should note that the works are to the exterior. Internal reference plans are included for all houses (some have not been accessed) to pick up works internally requiring attention by the occupier or needing to be undertaken with the external repairs to leave windows in good order. Internal works, such as sash cord replacements, adjustments to windows and significant timber repairs will need to be included in this tender to complete the external works properly. In the unlikely event they are completed by the occupier pre-commencement on site, then they will be agreed to be deducted from the repairs section per house with the CA.</p>				
02.01	Scaffolding & Security All Houses in this Section				
02.01.01	Contractor to erect suitable access scaffolding around the works or other access provisions to be agreed with the CA and Client to afford safe access for all the works to this Section. Contractor to maintain access for the residents to each of the front doors at all times during the works as part of the access/scaffolding design and to protect the access with a suitable fan or other protection.				
02.01.02	Contractor to erect suitable temporary fencing/netting to the areas of the works to this section to avoid debris and materials falling and injuring owner/occupiers during the works.				
02.01.03	Contractor to be responsible for regularly clearing debris and waste arising from the works to this section to avoid debris spreading around the estate.				
02.02	Fascia's, Soffits Gutters, Downpipes and Others to this whole Section				
02.02.01	Carefully clean fascia's and soffits, scrape off loose paint and finishes and redecorate to all of the houses to this Section.				
02.02.02	Notify CA immediately on discovery of any rot or defects found for instructions on repairs/replacements using Contingency Sum.				
02.02.03	Carefully clean and re-seal all 7 rainwater downpipes and continuous gutter around the eaves to the building as set out in Part 2, report any damage to the CA for consideration/action.				
02.02.04	Carefully clean all metal vent grills to elevations at high and low level, prepare and paint with appropriate paint as Part 2.				
02.03	1 Bowes Court				
02.03.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
02.03.02	All Joinery repairs or replacements to this house's 8 windows and entrance door are shown in Drawing Number 471304 - 0203 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
02.03.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
02.03.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
02.03.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
02.03.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
02.03.07	Contractor to price to repair or replace Window Cills only if indicated.				
02.03.08	Contractor to price to replace cracked glazing only if indicated.				
02.03.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
02.03.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
02.03.11	Contractor to repair or replace weather board to door only if indicated.				
02.03.12	Contractor to repair or replace decayed areas to door only if indicated.				
02.03.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
02.03.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				

Section	Description	Quant	Unit	Rate	Price
02.03.15	Carry out proper preparation and full redecoration of 8 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
02.03.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
02.04	2 Bowes Court				
02.04.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
02.04.02	All Joinery repairs or replacements to this house's 11 windows and entrance door are shown in Drawing Number 471304 - 0204 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
02.04.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
02.04.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
02.04.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
02.04.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
02.04.07	Contractor to price to repair or replace Window Cills only if indicated.				
02.04.08	Contractor to price to replace cracked glazing only if indicated.				
02.04.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
02.04.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
02.04.11	Contractor to repair or replace weather board to door only if indicated.				
02.04.12	Contractor to repair or replace decayed areas to door only if indicated.				
02.04.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
02.04.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
02.04.15	Carry out proper preparation and full redecoration of 11 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
02.04.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
02.05	3 Bowes Court				
02.05.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
02.05.02	All Joinery repairs or replacements to this house's 11 windows and entrance door are shown in Drawing Number 471304 - 0205 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
02.05.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
02.05.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
02.05.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
02.05.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
02.05.07	Contractor to price to repair or replace Window Cills only if indicated.				
02.05.08	Contractor to price to replace cracked glazing only if indicated.				
02.05.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
02.05.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
02.05.11	Contractor to repair or replace weather board to door only if indicated.				
02.05.12	Contractor to repair or replace decayed areas to door only if indicated.				
02.05.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
02.05.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
02.05.15	Carry out proper preparation and full redecoration of 11 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				

Section	Description	Quant	Unit	Rate	Price
02.05.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
02.05.17	Contractor to allow to clean doors to low boxing to rear and adjust, then prepare and redecorate to match as set out in Part 2.				
02.06	1 Speer Court				
02.06.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
02.06.02	All Joinery repairs or replacements to this house's 9 windows and entrance door are shown in Drawing Number 471304 - 0206 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
02.06.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
02.06.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
02.06.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
02.06.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
02.06.07	Contractor to price to repair or replace Window Cills only if indicated.				
02.06.08	Contractor to price to replace cracked glazing only if indicated.				
02.06.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
02.06.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
02.06.11	Contractor to repair or replace weather board to door only if indicated.				
02.06.12	Contractor to repair or replace decayed areas to door only if indicated.				
02.06.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
02.06.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
02.06.15	Carry out proper preparation and full redecoration of 9 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
02.06.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
02.07	2 Speer Court				
02.07.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
02.07.02	All Joinery repairs or replacements to this house's 9 windows and entrance door are shown in Drawing Number 471304 - 0207 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
02.07.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
02.07.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
02.07.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
02.07.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
02.07.07	Contractor to price to repair or replace Window Cills only if indicated.				
02.07.08	Contractor to price to replace cracked glazing only if indicated.				
02.07.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
02.07.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
02.07.11	Contractor to repair or replace weather board to door only if indicated.				
02.07.12	Contractor to repair or replace decayed areas to door only if indicated.				
02.07.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
02.07.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
02.07.15	Carry out proper preparation and full redecoration of 9 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
02.07.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				

Section	Description	Quant	Unit	Rate	Price
02.08	3 Speer Court				
02.08.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
02.08.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 0208 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
02.08.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
02.08.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
02.08.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
02.08.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
02.08.07	Contractor to price to repair or replace Window Cills only if indicated.				
02.08.08	Contractor to price to replace cracked glazing only if indicated.				
02.08.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
02.08.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
02.08.11	Contractor to repair or replace weather board to door only if indicated.				
02.08.12	Contractor to repair or replace decayed areas to door only if indicated.				
02.08.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
02.08.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
02.08.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
02.08.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
02.09	4 Speer Court				
02.09.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
02.09.02	All Joinery repairs or replacements to this house's 3 windows and entrance door are shown in Drawing Number 471304 - 0209 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
02.09.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
02.09.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
02.09.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
02.09.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
02.09.07	Contractor to price to repair or replace Window Cills only if indicated.				
02.09.08	Contractor to price to replace cracked glazing only if indicated.				
02.09.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
02.09.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
02.09.11	Contractor to repair or replace weather board to door only if indicated.				
02.09.12	Contractor to repair or replace decayed areas to door only if indicated.				
02.09.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
02.09.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
02.09.15	Carry out proper preparation and full redecoration of 3 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
02.09.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
02.10	5 Speer Court				
02.10.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				

Section	Description	Quant	Unit	Rate	Price
02.10.02	All Joinery repairs or replacements to this house's 7 windows and entrance door are shown in Drawing Number 471304 - 0210 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
02.10.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
02.10.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
02.10.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
02.10.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
02.10.07	Contractor to price to repair or replace Window Cills only if indicated.				
02.10.08	Contractor to price to replace cracked glazing only if indicated.				
02.10.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
02.10.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
02.10.11	Contractor to repair or replace weather board to door only if indicated.				
02.10.12	Contractor to repair or replace decayed areas to door only if indicated.				
02.10.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
02.10.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
02.10.15	Carry out proper preparation and full redecoration of 7 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
02.10.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
02.11	6 Speer Court				
02.11.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
02.11.02	All Joinery repairs or replacements to this house's 11 windows and 2 entrance doors are shown in Drawing Number 471304 - 0211 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
02.11.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
02.11.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
02.11.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
02.11.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
02.11.07	Contractor to price to repair or replace Window Cills only if indicated.				
02.11.08	Contractor to price to replace cracked glazing only if indicated.				
02.11.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
02.11.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
02.11.11	Contractor to repair or replace weather board to door only if indicated.				
02.11.12	Contractor to repair or replace decayed areas to door only if indicated.				
02.11.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
02.11.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
02.11.15	Carry out proper preparation and full redecoration of 11 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
02.11.16	Carry out proper preparation and full redecoration of 2 doors and 2 frames (no borrowed light) to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
02.12	7 Speer Court				
02.12.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
02.12.02	All Joinery repairs or replacements to this house's 7 windows and entrance door are shown in Drawing Number 471304 - 0212 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
02.12.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				

Section	Description	Quant	Unit	Rate	Price
02.12.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
02.12.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
02.12.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
02.12.07	Contractor to price to repair or replace Window Cills only if indicated.				
02.12.08	Contractor to price to replace cracked glazing only if indicated.				
02.12.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
02.12.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
02.12.11	Contractor to repair or replace weather board to door only if indicated.				
02.12.12	Contractor to repair or replace decayed areas to door only if indicated.				
02.12.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
02.12.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
02.12.15	Carry out proper preparation and full redecoration of 7 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
02.12.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
02.13	Clear and Clean Up to All Houses in this Section				
02.13.01	Contractor to allow to remove scaffolding or other access equipment, temporary protection and netting and move onto the next Section of works as required.				
02.13.02	Contractor to clean up all debris arising from the works and cart away.				
02.13.03	Contractor to clean up garden and path areas of this Section and leave clean and tidy to the satisfaction of the CA and Client.				
03	SECTION 03 This Section of the Works relates to the following Houses: 2 Cooke Court 3 Cooke Court 4 Cooke Court 6 Bowes Court 7 Bowes Court 8 Bowes Court 9 Bowes Court The contractor should note that the works are to the exterior. Internal reference plans are included for all houses (some have not been accessed) to pick up works internally requiring attention by the occupier or needing to be undertaken with the external repairs to leave windows in good order. Internal works, such as sash cord replacements, adjustments to windows and significant timber repairs will need to be included in this tender to complete the external works properly. In the unlikely event they are completed by the occupier pre-commencement on site, then they will be agreed to be deducted from the repairs section per house with the CA.				
03.01	Scaffolding & Security All Houses in this Section				
03.01.01	Contractor to erect suitable access scaffolding around the works or other access provisions to be agreed with the CA and Client to afford safe access for all the works to this Section. Contractor to maintain access for the residents to each of the front doors at all times during the works as part of the access/scaffolding design and to protect the access with a suitable fan or other protection.				
03.01.02	Contractor to erect suitable temporary fencing/netting to the areas of the works to this section to avoid debris and materials falling and injuring owner/occupiers during the works.				
03.01.03	Contractor to be responsible for regularly clearing debris and waste arising from the works to this section to avoid debris spreading around the estate.				
03.02	Fascia's, Soffits Gutters, Downpipes and Others to this whole Section				
03.02.01	Carefully clean fascia's and soffits, scrape off loose paint and finishes and redecorate to all of the houses to this Section.				
03.02.02	Notify CA immediately on discovery of any rot or defects found for instructions on repairs/replacements using Contingency Sum.				
03.02.03	Carefully clean and re-seal all 8 rainwater downpipes and continuous gutter around the eaves to the building as set out in Part 2, report any damage to the CA for consideration/action.				

Section	Description	Quant	Unit	Rate	Price
03.02.04	Carefully clean all metal vent grills to elevations at high and low level, prepare and paint with appropriate paint as Part 2.				
03.03	2 Cooke Court				
03.03.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
03.03.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 0303 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
03.03.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
03.03.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
03.03.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
03.03.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
03.03.07	Contractor to price to repair or replace Window Cills only if indicated.				
03.03.08	Contractor to price to replace cracked glazing only if indicated.				
03.03.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
03.03.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
03.03.11	Contractor to repair or replace weather board to door only if indicated.				
03.03.12	Contractor to repair or replace decayed areas to door only if indicated.				
03.03.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
03.03.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
03.03.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
03.03.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
03.04	3 Cooke Court				
03.04.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
03.04.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 0304 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
03.04.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
03.04.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
03.04.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
03.04.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
03.04.07	Contractor to price to repair or replace Window Cills only if indicated.				
03.04.08	Contractor to price to replace cracked glazing only if indicated.				
03.04.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
03.04.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
03.04.11	Contractor to repair or replace weather board to door only if indicated.				
03.04.12	Contractor to repair or replace decayed areas to door only if indicated.				
03.04.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
03.04.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
03.04.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
03.04.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				

Section	Description	Quant	Unit	Rate	Price
03.05	4 Cooke Court				
03.05.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
03.05.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 0305 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
03.05.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
03.05.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
03.05.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
03.05.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
03.05.07	Contractor to price to repair or replace Window Cills only if indicated.				
03.05.08	Contractor to price to replace cracked glazing only if indicated.				
03.05.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
03.05.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
03.05.11	Contractor to repair or replace weather board to door only if indicated.				
03.05.12	Contractor to repair or replace decayed areas to door only if indicated.				
03.05.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
03.05.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
03.05.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
03.05.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
03.06	6 Bowes Court				
03.06.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
03.06.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 0306 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
03.06.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
03.06.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
03.06.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
03.06.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
03.06.07	Contractor to price to repair or replace Window Cills only if indicated.				
03.06.08	Contractor to price to replace cracked glazing only if indicated.				
03.06.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
03.06.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
03.06.11	Contractor to repair or replace weather board to door only if indicated.				
03.06.12	Contractor to repair or replace decayed areas to door only if indicated.				
03.06.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
03.06.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
03.06.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
03.06.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
03.07	7 Bowes Court				
03.07.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				

Section	Description	Quant	Unit	Rate	Price
03.07.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 0307 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
03.07.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
03.07.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
03.07.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
03.07.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
03.07.07	Contractor to price to repair or replace Window Cills only if indicated.				
03.07.08	Contractor to price to replace cracked glazing only if indicated.				
03.07.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
03.07.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
03.07.11	Contractor to repair or replace weather board to door only if indicated.				
03.07.12	Contractor to repair or replace decayed areas to door only if indicated.				
03.07.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
03.07.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
03.07.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
03.07.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
03.08	8 Bowes Court				
03.08.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
03.08.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
03.08.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
03.08.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
03.08.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
03.08.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
03.08.07	Contractor to price to repair or replace Window Cills only if indicated.				
03.08.08	Contractor to price to replace cracked glazing only if indicated.				
03.08.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
03.08.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
03.08.11	Contractor to repair or replace weather board to door only if indicated.				
03.08.12	Contractor to repair or replace decayed areas to door only if indicated.				
03.08.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
03.08.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
03.08.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
03.08.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
03.09	9 Bowes Court				
03.09.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
03.09.02	All Joinery repairs or replacements to this house's 7 windows and entrance door are shown in Drawing Number 471304 - 0309 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
03.09.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
03.09.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				

Section	Description	Quant	Unit	Rate	Price
03.09.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
03.09.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
03.09.07	Contractor to price to repair or replace Window Cills only if indicated.				
03.09.08	Contractor to price to replace cracked glazing only if indicated.				
03.09.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
03.09.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
03.09.11	Contractor to repair or replace weather board to door only if indicated.				
03.09.12	Contractor to repair or replace decayed areas to door only if indicated.				
03.09.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
03.09.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
03.09.15	Carry out proper preparation and full redecoration of 7 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
03.09.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
03.10	Clear and Clean Up to All Houses in this Section				
03.10.01	Contractor to allow to remove scaffolding or other access equipment, temporary protection and netting and move onto the next Section of works as required.				
03.10.02	Contractor to clean up all debris arising from the works and cart away.				
03.10.03	Contractor to clean up garden and path areas of this Section and leave clean and tidy to the satisfaction of the CA and Client.				
04	<p>SECTION 04</p> <p>This Section of the Works relates to the following Houses:</p> <p>8 Speer Court 1 Thurnham Court 2 Thurnham Court 3 Thurnham Court 4 Thurnham Court 5 Thurnham Court</p> <p>The contractor should note that the works are to the exterior. Internal reference plans are included for all houses (some have not been accessed) to pick up works internally requiring attention by the occupier or needing to be undertaken with the external repairs to leave windows in good order. Internal works, such as sash cord replacements, adjustments to windows and significant timber repairs will need to be included in this tender to complete the external works properly. In the unlikely event they are completed by the occupier pre-commencement on site, then they will be agreed to be deducted from the repairs section per house with the CA.</p>				
04.01	Scaffolding & Security All Houses in this Section				
04.01.01	Contractor to erect suitable access scaffolding around the works or other access provisions to be agreed with the CA and Client to afford safe access for all the works to this Section. Contractor to maintain access for the residents to each of the front doors at all times during the works as part of the access/scaffolding design and to protect the access with a suitable fan or other protection.				
04.01.02	Contractor to erect suitable temporary fencing/netting to the areas of the works to this section to avoid debris and materials falling and injuring owner/occupiers during the works.				
04.01.03	Contractor to be responsible for regularly clearing debris and waste arising from the works to this section to avoid debris spreading around the estate.				
04.02	Fascia's, Soffits Gutters, Downpipes and Others to this whole Section				
04.02.01	Carefully clean fascia's and soffits, scrape off loose paint and finishes and redecorate to all of the houses to this Section.				
04.02.02	Notify CA immediately on discovery of any rot or defects found for instructions on repairs/replacements using Contingency Sum.				
04.02.03	Carefully clean and re-seal all 5 rainwater downpipes and continuous gutter around the eaves to the building as set out in Part 2, report any damage to the CA for consideration/action.				
04.02.04	Carefully clean all metal vent grills to elevations at high and low level, prepare and paint with appropriate paint as Part 2.				

Section	Description	Quant	Unit	Rate	Price
04.03	8 Speer Court				
04.03.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
04.03.02	All Joinery repairs or replacements to this house's 7 windows and entrance door are shown in Drawing Number 471304 - 0403 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
04.03.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
04.03.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
04.03.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
04.03.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
04.03.07	Contractor to price to repair or replace Window Cills only if indicated.				
04.03.08	Contractor to price to replace cracked glazing only if indicated.				
04.03.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
04.03.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
04.03.11	Contractor to repair or replace weather board to door only if indicated.				
04.03.12	Contractor to repair or replace decayed areas to door only if indicated.				
04.03.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
04.03.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
04.03.15	Carry out proper preparation and full redecoration of 7 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
04.03.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
04.04	1 Thurnham Court				
04.04.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
04.04.02	All Joinery repairs or replacements to this house's 9 windows and entrance door are shown in Drawing Number 471304 - 0404 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
04.04.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
04.04.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
04.04.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
04.04.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
04.04.07	Contractor to price to repair or replace Window Cills only if indicated.				
04.04.08	Contractor to price to replace cracked glazing only if indicated.				
04.04.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
04.04.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
04.04.11	Contractor to repair or replace weather board to door only if indicated.				
04.04.12	Contractor to repair or replace decayed areas to door only if indicated.				
04.04.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
04.04.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
04.04.15	Carry out proper preparation and full redecoration of 9 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
04.04.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
04.05	2 Thurnham Court				
04.05.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				

Section	Description	Quant	Unit	Rate	Price
04.05.02	All Joinery repairs or replacements to this house's 7 windows and entrance door are shown in Drawing Number 471304 - 0405 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
04.05.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
04.05.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
04.05.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
04.05.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
04.05.07	Contractor to price to repair or replace Window Cills only if indicated.				
04.05.08	Contractor to price to replace cracked glazing only if indicated.				
04.05.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
04.05.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
04.05.11	Contractor to repair or replace weather board to door only if indicated.				
04.05.12	Contractor to repair or replace decayed areas to door only if indicated.				
04.05.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
04.05.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
04.05.15	Carry out proper preparation and full redecoration of 7 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
04.05.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
04.06	3 Thurnham Court				
04.06.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
04.06.02	All Joinery repairs or replacements to this house's 7 windows and entrance door are shown in Drawing Number 471304 - 0406 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
04.06.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
04.06.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
04.06.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
04.06.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
04.06.07	Contractor to price to repair or replace Window Cills only if indicated.				
04.06.08	Contractor to price to replace cracked glazing only if indicated.				
04.06.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
04.06.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
04.06.11	Contractor to repair or replace weather board to door only if indicated.				
04.06.12	Contractor to repair or replace decayed areas to door only if indicated.				
04.06.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
04.06.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
04.06.15	Carry out proper preparation and full redecoration of 7 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
04.06.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
04.07	4 Thurnham Court				
04.07.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
04.07.02	All Joinery repairs or replacements to this house's 8 windows and entrance door are shown in Drawing Number 471304 - 0407 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
04.07.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
04.07.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				

Section	Description	Quant	Unit	Rate	Price
04.07.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
04.07.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
04.07.07	Contractor to price to repair or replace Window Cills only if indicated.				
04.07.08	Contractor to price to replace cracked glazing only if indicated.				
04.07.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
04.07.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
04.07.11	Contractor to repair or replace weather board to door only if indicated.				
04.07.12	Contractor to repair or replace decayed areas to door only if indicated.				
04.07.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
04.07.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
04.07.15	Carry out proper preparation and full redecoration of 8 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
04.07.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
04.08	5 Thurnham Court				
04.08.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
04.08.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 0408 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
04.08.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
04.08.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
04.08.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
04.08.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
04.08.07	Contractor to price to repair or replace Window Cills only if indicated.				
04.08.08	Contractor to price to replace cracked glazing only if indicated.				
04.08.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
04.08.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
04.08.11	Contractor to repair or replace weather board to door only if indicated.				
04.08.12	Contractor to repair or replace decayed areas to door only if indicated.				
04.08.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
04.08.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
04.08.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
04.08.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
04.09	Clear and Clean Up to All Houses in this Section				
04.09.01	Contractor to allow to remove scaffolding or other access equipment, temporary protection and netting and move onto the next Section of works as required.				
04.09.02	Contractor to clean up all debris arising from the works and cart away.				
04.09.03	Contractor to clean up garden and path areas of this Section and leave clean and tidy to the satisfaction of the CA and Client.				

Section	Description	Quant	Unit	Rate	Price
05	<p>SECTION 05</p> <p>This Section of the Works relates to the following Houses: 4 Bowes Court 5 Bowes Court 6 Thurnham Court 7 Thurnham Court 8 Thurnham Court 9 Thurnham Court 10 Thurnham Court 11 Thurnham Court 12 Thurnham Court 14 Thurnham Court</p> <p>The contractor should note that the works are to the exterior. Internal reference plans are included for all houses (some have not been accessed) to pick up works internally requiring attention by the occupier or needing to be undertaken with the external repairs to leave windows in good order. Internal works, such as sash cord replacements, adjustments to windows and significant timber repairs will need to be included in this tender to complete the external works properly. In the unlikely event they are completed by the occupier pre-commencement on site, then they will be agreed to be deducted from the repairs section per house with the CA.</p>				
05.01	Scaffolding & Security All Houses in this Section				
05.01.01	Contractor to erect suitable access scaffolding around the works or other access provisions to be agreed with the CA and Client to afford safe access for all the works to this Section. Contractor to maintain access for the residents to each of the front doors at all times during the works as part of the access/scaffolding design and to protect the access with a suitable fan or other protection.				
05.01.02	Contractor to erect suitable temporary fencing/netting to the areas of the works to this section to avoid debris and materials falling and injuring owner/occupiers during the works.				
05.01.03	Contractor to be responsible for regularly clearing debris and waste arising from the works to this section to avoid debris spreading around the estate.				
05.02	Fascia's, Soffits Gutters, Downpipes and Others to this whole Section				
05.02.01	Carefully clean fascia's and soffits, scrape off loose paint and finishes and redecorate to all of the houses to this Section.				
05.02.02	Notify CA immediately on discovery of any rot or defects found for instructions on repairs/replacements using Contingency Sum.				
05.02.03	Carefully clean and re-seal all 7 rainwater downpipes and continuous gutter around the eaves to the building as set out in Part 2, report any damage to the CA for consideration/action.				
05.02.04	Carefully clean all metal vent grills to elevations at high and low level, prepare and paint with appropriate paint as Part 2.				
05.03	4 Bowes Court				
05.03.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
05.03.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 0503 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
05.03.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
05.03.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
05.03.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
05.03.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
05.03.07	Contractor to price to repair or replace Window Cills only if indicated.				
05.03.08	Contractor to price to replace cracked glazing only if indicated.				
05.03.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
05.03.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
05.03.11	Contractor to repair or replace weather board to door only if indicated.				
05.03.12	Contractor to repair or replace decayed areas to door only if indicated.				
05.03.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
05.03.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				

Section	Description	Quant	Unit	Rate	Price
05.03.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
05.03.16	Carry out proper preparation and full redecoration of door, frame (no borrowed light) to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
05.04	5 Bowes Court				
05.04.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
05.04.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 0504 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
05.04.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
05.04.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
05.04.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
05.04.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
05.04.07	Contractor to price to repair or replace Window Cills only if indicated.				
05.04.08	Contractor to price to replace cracked glazing only if indicated.				
05.04.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
05.04.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
05.04.11	Contractor to repair or replace weather board to door only if indicated.				
05.04.12	Contractor to repair or replace decayed areas to door only if indicated.				
05.04.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
05.04.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
05.04.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
05.04.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
05.05	6 Thurnham Court				
05.05.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
05.05.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 0505 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
05.05.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
05.05.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
05.05.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
05.05.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
05.05.07	Contractor to price to repair or replace Window Cills only if indicated.				
05.05.08	Contractor to price to replace cracked glazing only if indicated.				
05.05.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
05.05.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
05.05.11	Contractor to repair or replace weather board to door only if indicated.				
05.05.12	Contractor to repair or replace decayed areas to door only if indicated.				
05.05.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
05.05.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
05.05.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
05.05.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				

Section	Description	Quant	Unit	Rate	Price
05.06	7 Thurnham Court				
05.06.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
05.06.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 0506 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
05.06.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
05.06.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
05.06.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
05.06.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
05.06.07	Contractor to price to repair or replace Window Cills only if indicated.				
05.06.08	Contractor to price to replace cracked glazing only if indicated.				
05.06.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
05.06.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
05.06.11	Contractor to repair or replace weather board to door only if indicated.				
05.06.12	Contractor to repair or replace decayed areas to door only if indicated.				
05.06.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
05.06.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
05.06.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
05.06.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
05.07	8 Thurnham Court				
05.07.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
05.07.02	All Joinery repairs or replacements to this house's 11 windows and entrance door are shown in Drawing Number 471304 - 0507 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
05.07.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
05.07.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
05.07.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
05.07.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
05.07.07	Contractor to price to repair or replace Window Cills only if indicated.				
05.07.08	Contractor to price to replace cracked glazing only if indicated.				
05.07.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
05.07.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
05.07.11	Contractor to repair or replace weather board to door only if indicated.				
05.07.12	Contractor to repair or replace decayed areas to door only if indicated.				
05.07.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
05.07.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
05.07.15	Carry out proper preparation and full redecoration of 11 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
05.07.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
05.08	9 Thurnham Court				
05.08.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				

Section	Description	Quant	Unit	Rate	Price
05.08.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 0508 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
05.08.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
05.08.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
05.08.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
05.08.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
05.08.07	Contractor to price to repair or replace Window Cills only if indicated.				
05.08.08	Contractor to price to replace cracked glazing only if indicated.				
05.08.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
05.08.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
05.08.11	Contractor to repair or replace weather board to door only if indicated.				
05.08.12	Contractor to repair or replace decayed areas to door only if indicated.				
05.08.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
05.08.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
05.08.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
05.08.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
05.09	10 Thurnham Court				
05.09.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
05.09.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 0509 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
05.09.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
05.09.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
05.09.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
05.09.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
05.09.07	Contractor to price to repair or replace Window Cills only if indicated.				
05.09.08	Contractor to price to replace cracked glazing only if indicated.				
05.09.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
05.09.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
05.09.11	Contractor to repair or replace weather board to door only if indicated.				
05.09.12	Contractor to repair or replace decayed areas to door only if indicated.				
05.09.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
05.09.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
05.09.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
05.09.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
05.10	11 Thurnham Court				
05.10.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
05.10.02	All Joinery repairs or replacements to this house's 7 windows and entrance door are shown in Drawing Number 471304 - 0510 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
05.10.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
05.10.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				

Section	Description	Quant	Unit	Rate	Price
05.10.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
05.10.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
05.10.07	Contractor to price to repair or replace Window Cills only if indicated.				
05.10.08	Contractor to price to replace cracked glazing only if indicated.				
05.10.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
05.10.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
05.10.11	Contractor to repair or replace weather board to door only if indicated.				
05.10.12	Contractor to repair or replace decayed areas to door only if indicated.				
05.10.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
05.10.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
05.10.15	Carry out proper preparation and full redecoration of 7 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
05.10.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
05.11	12 Thurnham Court				
05.11.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
05.11.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 0511 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
05.11.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
05.11.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
05.11.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
05.11.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
05.11.07	Contractor to price to repair or replace Window Cills only if indicated.				
05.11.08	Contractor to price to replace cracked glazing only if indicated.				
05.11.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
05.11.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
05.11.11	Contractor to repair or replace weather board to door only if indicated.				
05.11.12	Contractor to repair or replace decayed areas to door only if indicated.				
05.11.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
05.11.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
05.11.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
05.11.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
05.12	14 Thurnham Court				
05.12.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
05.12.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 0512 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
05.12.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
05.12.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
05.12.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
05.12.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
05.12.07	Contractor to price to repair or replace Window Cills only if indicated.				
05.12.08	Contractor to price to replace cracked glazing only if indicated.				

Section	Description	Quant	Unit	Rate	Price
05.12.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
05.12.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
05.12.11	Contractor to repair or replace weather board to door only if indicated.				
05.12.12	Contractor to repair or replace decayed areas to door only if indicated.				
05.12.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
05.12.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
05.12.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
05.12.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
05.13	Clear and Clean Up to All Houses in this Section				
05.13.01	Contractor to allow to remove scaffolding or other access equipment, temporary protection and netting and move onto the next Section of works as required.				
05.13.02	Contractor to clean up all debris arising from the works and cart away.				
05.13.03	Contractor to clean up garden and path areas of this Section and leave clean and tidy to the satisfaction of the CA and Client.				
06	SECTION 06 This Section of the Works relates to the following Houses: 5 Cooke Court 6 Cooke Court 7 Cooke Court 8 Cooke Court 9 Cooke Court 10 Cooke Court 1 Wyatt Court 2 Wyatt Court 3 Wyatt Court 4 Wyatt Court West Tower The contractor should note that the works are to the exterior. Internal reference plans are included for all houses (some have not been accessed) to pick up works internally requiring attention by the occupier or needing to be undertaken with the external repairs to leave windows in good order. Internal works, such as sash cord replacements, adjustments to windows and significant timber repairs will need to be included in this tender to complete the external works properly. In the unlikely event they are completed by the occupier pre-commencement on site, then they will be agreed to be deducted from the repairs section per house with the CA.				
06.01	Scaffolding & Security All Houses in this Section				
06.01.01	Contractor to erect suitable access scaffolding around the works or other access provisions to be agreed with the CA and Client to afford safe access for all the works to this Section. Contractor to maintain access for the residents to each of the front doors at all times during the works as part of the access/scaffolding design and to protect the access with a suitable fan or other protection.				
06.01.01	Contractor to erect suitable temporary fencing/netting to the areas of the works to this section to avoid debris and materials falling and injuring owner/occupiers during the works.				
06.01.02	Contractor to be responsible for regularly clearing debris and waste arising from the works to this section to avoid debris spreading around the estate.				
06.02	Fascia's, Soffits Gutters, Downpipes and Others to this whole Section				
06.02.01	Carefully clean fascia's and soffits, scrape off loose paint and finishes and redecorate to all of the houses to this Section.				
06.02.02	Notify CA immediately on discovery of any rot or defects found for instructions on repairs/replacements using Contingency Sum.				
06.02.03	Carefully clean and re-seal all 11 rainwater downpipes and continuous gutter around the eaves to the building as set out in Part 2, report any damage to the CA for consideration/action.				
06.02.04	Carefully clean all metal vent grills to elevations at high and low level, prepare and paint with appropriate paint as Part 2.				
06.02.05	Carefully clean and scrape off railings to side path and prepare and redecorate to match existing.				

Section	Description	Quant	Unit	Rate	Price
06.03	5 Cooke Court				
06.03.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
06.03.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 0603 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
06.03.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
06.03.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
06.03.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
06.03.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
06.03.07	Contractor to price to repair or replace Window Cills only if indicated.				
06.03.08	Contractor to price to replace cracked glazing only if indicated.				
06.03.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
06.03.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
06.03.11	Contractor to repair or replace weather board to door only if indicated.				
06.03.12	Contractor to repair or replace decayed areas to door only if indicated.				
06.03.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
06.03.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
06.03.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
06.03.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
06.04	6 Cooke Court				
06.04.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
06.04.02	All Joinery repairs or replacements to this house's 7 windows and entrance door are shown in Drawing Number 471304 - 0604 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
06.04.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
06.04.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
06.04.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
06.04.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
06.04.07	Contractor to price to repair or replace Window Cills only if indicated.				
06.04.08	Contractor to price to replace cracked glazing only if indicated.				
06.04.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
06.04.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
06.04.11	Contractor to repair or replace weather board to door only if indicated.				
06.04.12	Contractor to repair or replace decayed areas to door only if indicated.				
06.04.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
06.04.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
06.04.15	Carry out proper preparation and full redecoration of 7 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
06.04.16	Carry out proper preparation and full redecoration of door and frame (no borrowed light) to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
06.05	7 Cooke Court				
06.05.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				

Section	Description	Quant	Unit	Rate	Price
06.05.02	All Joinery repairs or replacements to this house's 6 windows and entrance door are shown in Drawing Number 471304 - 0605 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
06.05.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
06.05.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
06.05.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
06.05.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
06.05.07	Contractor to price to repair or replace Window Cills only if indicated.				
06.05.08	Contractor to price to replace cracked glazing only if indicated.				
06.05.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
06.05.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
06.05.11	Contractor to repair or replace weather board to door only if indicated.				
06.05.12	Contractor to repair or replace decayed areas to door only if indicated.				
06.05.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
06.05.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
06.05.15	Carry out proper preparation and full redecoration of 6 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
06.05.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
06.06	8 Cooke Court				
06.06.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
06.06.02	All Joinery repairs or replacements to this house's 3 windows and entrance door are shown in Drawing Number 471304 - 0606 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
06.06.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
06.06.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
06.06.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
06.06.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
06.06.07	Contractor to price to repair or replace Window Cills only if indicated.				
06.06.08	Contractor to price to replace cracked glazing only if indicated.				
06.06.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
06.06.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
06.06.11	Contractor to repair or replace weather board to door only if indicated.				
06.06.12	Contractor to repair or replace decayed areas to door only if indicated.				
06.06.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
06.06.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
06.06.15	Carry out proper preparation and full redecoration of 3 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
06.06.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
06.07	9 Cooke Court				
06.07.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
06.07.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 0607 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
06.07.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
06.07.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				

Section	Description	Quant	Unit	Rate	Price
06.07.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
06.07.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
06.07.07	Contractor to price to repair or replace Window Cills only if indicated.				
06.07.08	Contractor to price to replace cracked glazing only if indicated.				
06.07.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
06.07.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
06.07.11	Contractor to repair or replace weather board to door only if indicated.				
06.07.12	Contractor to repair or replace decayed areas to door only if indicated.				
06.07.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
06.07.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
06.07.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
06.07.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
06.08	10 Cooke Court				
06.08.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
06.08.02	All Joinery repairs or replacements to this house's 3 windows and entrance door are shown in Drawing Number 471304 - 0608 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
06.08.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
06.08.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
06.08.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
06.08.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
06.08.07	Contractor to price to repair or replace Window Cills only if indicated.				
06.08.08	Contractor to price to replace cracked glazing only if indicated.				
06.08.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
06.08.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
06.08.11	Contractor to repair or replace weather board to door only if indicated.				
06.08.12	Contractor to repair or replace decayed areas to door only if indicated.				
06.08.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
06.08.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
06.08.15	Carry out proper preparation and full redecoration of 3 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
06.08.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
06.09	1 Wyatt Court				
06.09.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
06.09.02	All Joinery repairs or replacements to this house's 3 windows and entrance door are shown in Drawing Number 471304 - 0609 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
06.09.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
06.09.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
06.09.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
06.09.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
06.09.07	Contractor to price to repair or replace Window Cills only if indicated.				
06.09.08	Contractor to price to replace cracked glazing only if indicated.				

Section	Description	Quant	Unit	Rate	Price
06.09.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
06.09.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
06.09.11	Contractor to repair or replace weather board to door only if indicated.				
06.09.12	Contractor to repair or replace decayed areas to door only if indicated.				
06.09.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
06.09.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
06.09.15	Carry out proper preparation and full redecoration of 3 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
06.09.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
06.10	2 Wyatt Court				
06.10.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
06.10.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 0610 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
06.10.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
06.10.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
06.10.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
06.10.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
06.10.07	Contractor to price to repair or replace Window Cills only if indicated.				
06.10.08	Contractor to price to replace cracked glazing only if indicated.				
06.10.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
06.10.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
06.10.11	Contractor to repair or replace weather board to door only if indicated.				
06.10.12	Contractor to repair or replace decayed areas to door only if indicated.				
06.10.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
06.10.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
06.10.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
06.10.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
06.11	3 Wyatt Court				
06.11.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
06.11.02	All Joinery repairs or replacements to this house's 8 windows and entrance door are shown in Drawing Number 471304 - 0611 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
06.11.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
06.11.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
06.11.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
06.11.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
06.11.07	Contractor to price to repair or replace Window Cills only if indicated.				
06.11.08	Contractor to price to replace cracked glazing only if indicated.				
06.11.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
06.11.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
06.11.11	Contractor to repair or replace weather board to door only if indicated.				

Section	Description	Quant	Unit	Rate	Price
06.11.12	Contractor to repair or replace decayed areas to door only if indicated.				
06.11.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
06.11.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
06.11.15	Carry out proper preparation and full redecoration of 8 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
06.11.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
06.12	4 Wyatt Court				
06.12.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
06.12.02	All Joinery repairs or replacements to this house's 7 windows and entrance door are shown in Drawing Number 471304 - 0612 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
06.12.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
06.12.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
06.12.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
06.12.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
06.12.07	Contractor to price to repair or replace Window Cills only if indicated.				
06.12.08	Contractor to price to replace cracked glazing only if indicated.				
06.12.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
06.12.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
06.12.11	Contractor to repair or replace weather board to door only if indicated.				
06.12.12	Contractor to repair or replace decayed areas to door only if indicated.				
06.12.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
06.12.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
06.12.15	Carry out proper preparation and full redecoration of 7 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
06.12.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
06.13	West Tower				
06.13.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
06.13.02	All Joinery repairs or replacements to this house's 4 windows and entrance door are shown in Drawing Number 471304 - 0613 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
06.13.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
06.13.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
06.13.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
06.13.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
06.13.07	Contractor to price to repair or replace Window Cills only if indicated.				
06.13.08	Contractor to price to replace cracked glazing only if indicated.				
06.13.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
06.13.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
06.13.11	Contractor to repair or replace weather board to door only if indicated.				
06.13.12	Contractor to repair or replace decayed areas to door only if indicated.				
06.13.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
06.13.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				

Section	Description	Quant	Unit	Rate	Price
06.13.15	Carry out proper preparation and full redecoration of 4 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
06.13.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
06.14	Clear and Clean Up to All Houses in this Section				
06.14.01	Contractor to allow to remove scaffolding or other access equipment, temporary protection and netting and move onto the next Section of works as required.				
06.14.02	Contractor to clean up all debris arising from the works and cart away.				
06.14.03	Contractor to clean up garden and path areas of this Section and leave clean and tidy to the satisfaction of the CA and Client.				
07	<p>SECTION 07</p> <p>This Section of the Works relates to the following Houses:</p> <p>15 Thurnham Court 16 Thurnham Court 17 Thurnham Court 18 Thurnham Court 19 Thurnham Court 20 Thurnham Court 21 Thurnham Court 22 Thurnham Court 5 Wyatt Court 6 Wyatt Court</p> <p>The contractor should note that the works are to the exterior. Internal reference plans are included for all houses (some have not been accessed) to pick up works internally requiring attention by the occupier or needing to be undertaken with the external repairs to leave windows in good order. Internal works, such as sash cord replacements, adjustments to windows and significant timber repairs will need to be included in this tender to complete the external works properly. In the unlikely event they are completed by the occupier pre-commencement on site, then they will be agreed to be deducted from the repairs section per house with the CA.</p>				
07.01	Scaffolding & Security All Houses in this Section				
07.01.01	Contractor to erect suitable access scaffolding around the works or other access provisions to be agreed with the CA and Client to afford safe access for all the works to this Section. Contractor to maintain access for the residents to each of the front doors at all times during the works as part of the access/scaffolding design and to protect the access with a suitable fan or other protection.				
07.01.02	Contractor to erect suitable temporary fencing/netting to the areas of the works to this section to avoid debris and materials falling and injuring owner/occupiers during the works.				
07.01.03	Contractor to be responsible for regularly clearing debris and waste arising from the works to this section to avoid debris spreading around the estate.				
07.02	Fascia's, Soffits Gutters, Downpipes and Others to this whole Section				
07.02.01	Carefully clean fascia's and soffits, scrape off loose paint and finishes and redecorate to all of the houses to this Section.				
07.02.02	Notify CA immediately on discovery of any rot or defects found for instructions on repairs/replacements using Contingency Sum.				
07.02.03	Carefully clean and re-seal all 11 rainwater downpipes and continuous gutter around the eaves to the building as set out in Part 2, report any damage to the CA for consideration/action.				
07.02.04	Carefully clean all metal vent grills to elevations at high and low level, prepare and paint with appropriate paint as Part 2.				
07.03	15 Thurnham Court				
07.03.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
07.03.02	All Joinery repairs or replacements to this house's 7 windows and entrance door are shown in Drawing Number 471304 - 0703 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
07.03.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
07.03.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
07.03.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
07.03.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
07.03.07	Contractor to price to repair or replace Window Cills only if indicated.				

Section	Description	Quant	Unit	Rate	Price
07.03.08	Contractor to price to replace cracked glazing only if indicated.				
07.03.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
07.03.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
07.03.11	Contractor to repair or replace weather board to door only if indicated.				
07.03.12	Contractor to repair or replace decayed areas to door only if indicated.				
07.03.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
07.03.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
07.03.15	Carry out proper preparation and full redecoration of 7 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
07.03.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
07.03.17	Contractor to allow to clean doors to low boxing and adjust, then prepare and redecorate to match as set out in Part 2.				
07.04	16 Thurnham Court				
07.04.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
07.04.02	All Joinery repairs or replacements to this house's 9 windows and entrance door are shown in Drawing Number 471304 - 0704 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
07.04.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
07.04.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
07.04.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
07.04.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
07.04.07	Contractor to price to repair or replace Window Cills only if indicated.				
07.04.08	Contractor to price to replace cracked glazing only if indicated.				
07.04.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
07.04.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
07.04.11	Contractor to repair or replace weather board to door only if indicated.				
07.04.12	Contractor to repair or replace decayed areas to door only if indicated.				
07.04.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
07.04.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
07.04.15	Carry out proper preparation and full redecoration of 9 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
07.04.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
07.05	17 Thurnham Court				
07.05.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
07.05.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 0705 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
07.05.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
07.05.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
07.05.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
07.05.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
07.05.07	Contractor to price to repair or replace Window Cills only if indicated.				
07.05.08	Contractor to price to replace cracked glazing only if indicated.				

Section	Description	Quant	Unit	Rate	Price
07.05.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
07.05.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
07.05.11	Contractor to repair or replace weather board to door only if indicated.				
07.05.12	Contractor to repair or replace decayed areas to door only if indicated.				
07.05.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
07.05.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
07.05.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
07.05.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
07.06	18 Thurnham Court				
07.06.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
07.06.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 0706 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
07.06.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
07.06.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
07.06.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
07.06.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
07.06.07	Contractor to price to repair or replace Window Cills only if indicated.				
07.06.08	Contractor to price to replace cracked glazing only if indicated.				
07.06.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
07.06.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
07.06.11	Contractor to repair or replace weather board to door only if indicated.				
07.06.12	Contractor to repair or replace decayed areas to door only if indicated.				
07.06.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
07.06.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
07.06.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
07.06.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
07.07	19 Thurnham Court				
07.07.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
07.07.02	All Joinery repairs or replacements to this house's 3 windows and entrance door are shown in Drawing Number 471304 - 0707 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
07.07.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
07.07.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
07.07.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
07.07.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
07.07.07	Contractor to price to repair or replace Window Cills only if indicated.				
07.07.08	Contractor to price to replace cracked glazing only if indicated.				
07.07.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
07.07.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
07.07.11	Contractor to repair or replace weather board to door only if indicated.				

Section	Description	Quant	Unit	Rate	Price
07.07.12	Contractor to repair or replace decayed areas to door only if indicated.				
07.07.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
07.07.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
07.07.15	Carry out proper preparation and full redecoration of 3 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
07.07.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
07.08	20 Thurnham Court				
07.08.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
07.08.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 0708 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
07.08.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
07.08.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
07.08.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
07.08.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
07.08.07	Contractor to price to repair or replace Window Cills only if indicated.				
07.08.08	Contractor to price to replace cracked glazing only if indicated.				
07.08.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
07.08.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
07.08.11	Contractor to repair or replace weather board to door only if indicated.				
07.08.12	Contractor to repair or replace decayed areas to door only if indicated.				
07.08.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
07.08.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
07.08.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
07.08.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
07.09	21 Thurnham Court				
07.09.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
07.09.02	All Joinery repairs or replacements to this house's 7 windows and entrance door are shown in Drawing Number 471304 - 0709 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
07.09.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
07.09.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
07.09.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
07.09.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
07.09.07	Contractor to price to repair or replace Window Cills only if indicated.				
07.09.08	Contractor to price to replace cracked glazing only if indicated.				
07.09.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
07.09.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
07.09.11	Contractor to repair or replace weather board to door only if indicated.				
07.09.12	Contractor to repair or replace decayed areas to door only if indicated.				
07.09.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
07.09.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				

Section	Description	Quant	Unit	Rate	Price
07.09.15	Carry out proper preparation and full redecoration of 7 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
07.09.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
07.10	22 Thurnham Court				
07.10.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
07.10.02	All Joinery repairs or replacements to this house's 9 windows and entrance door are shown in Drawing Number 471304 - 0710 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
07.10.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
07.10.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
07.10.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
07.10.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
07.10.07	Contractor to price to repair or replace Window Cills only if indicated.				
07.10.08	Contractor to price to replace cracked glazing only if indicated.				
07.10.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
07.10.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
07.10.11	Contractor to repair or replace weather board to door only if indicated.				
07.10.12	Contractor to repair or replace decayed areas to door only if indicated.				
07.10.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
07.10.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
07.10.15	Carry out proper preparation and full redecoration of 9 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
07.10.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
07.11	5 Wyatt Court				
07.11.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
07.11.02	All Joinery repairs or replacements to this house's 8 windows and entrance door are shown in Drawing Number 471304 - 0711 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
07.11.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
07.11.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
07.11.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
07.11.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
07.11.07	Contractor to price to repair or replace Window Cills only if indicated.				
07.11.08	Contractor to price to replace cracked glazing only if indicated.				
07.11.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
07.11.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
07.11.11	Contractor to repair or replace weather board to door only if indicated.				
07.11.12	Contractor to repair or replace decayed areas to door only if indicated.				
07.11.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
07.11.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
07.11.15	Carry out proper preparation and full redecoration of 8 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
07.11.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				

Section	Description	Quant	Unit	Rate	Price
07.11.17	Carefully clean all metal railings to elevation at front, prepare and paint with appropriate paint as Part 2.				
07.12	6 Wyatt Court				
07.12.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
07.12.02	All Joinery repairs or replacements to this house's 7 windows and entrance door are shown in Drawing Number 471304 - 0712 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
07.12.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
07.12.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
07.12.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
07.12.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
07.12.07	Contractor to price to repair or replace Window Cills only if indicated.				
07.12.08	Contractor to price to replace cracked glazing only if indicated.				
07.12.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
07.12.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
07.12.11	Contractor to repair or replace weather board to door only if indicated.				
07.12.12	Contractor to repair or replace decayed areas to door only if indicated.				
07.12.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
07.12.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
07.12.15	Carry out proper preparation and full redecoration of 7 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
07.12.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
07.13	Clear and Clean Up to All Houses in this Section				
07.13.01	Contractor to allow to remove scaffolding or other access equipment, temporary protection and netting and move onto the next Section of works as required.				
07.13.02	Contractor to clean up all debris arising from the works and cart away.				
07.13.03	Contractor to clean up garden and path areas of this Section and leave clean and tidy to the satisfaction of the CA and Client.				
08	SECTION 08				
	This Section of the Works relates to the following Houses: 7 Wyatt Court 8 Wyatt Court 9 Wyatt Court 10 Wyatt Court 11 Wyatt Court				
	The contractor should note that the works are to the exterior. Internal reference plans are included for all houses (some have not been accessed) to pick up works internally requiring attention by the occupier or needing to be undertaken with the external repairs to leave windows in good order. Internal works, such as sash cord replacements, adjustments to windows and significant timber repairs will need to be included in this tender to complete the external works properly. In the unlikely event they are completed by the occupier pre-commencement on site, then they will be agreed to be deducted from the repairs section per house with the CA.				
08.01	Scaffolding & Security All Houses in this Section				
08.01.01	Contractor to erect suitable access scaffolding around the works or other access provisions to be agreed with the CA and Client to afford safe access for all the works to this Section. Contractor to maintain access for the residents to each of the front doors at all times during the works as part of the access/scaffolding design and to protect the access with a suitable fan or other protection.				
08.01.02	Contractor to erect suitable temporary fencing/netting to the areas of the works to this section to avoid debris and materials falling and injuring owner/occupiers during the works.				
08.01.03	Contractor to be responsible for regularly clearing debris and waste arising from the works to this section to avoid debris spreading around the estate.				

Section	Description	Quant	Unit	Rate	Price
08.02	Fascia's, Soffits Gutters, Downpipes and Others to this whole Section				
08.02.01	Carefully clean fascia's and soffits, scrape off loose paint and finishes and redecorate to all of the houses to this Section.				
08.02.02	Contractor to note that there is a section of high level fascia and soffit to the roof level behind the chimneys of number 9 and 10, which is to be accessed and included in the repair and decorations.				
08.02.03	Notify CA immediately on discovery of any rot or defects found for instructions on repairs/replacements using Contingency Sum.				
08.02.04	Carefully clean and re-seal all 2 rainwater downpipes and continuous gutter around the eaves to the building as set out in Part 2, report any damage to the CA for consideration/action.				
08.02.05	Carefully clean all metal vent grills to elevations at high and low level, prepare and paint with appropriate paint as Part 2.				
08.03	7 Wyatt Court				
08.03.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
08.03.02	All Joinery repairs or replacements to this house's 24 windows and 3 entrance doors are shown in Drawing Number 471304 - 0803 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
08.03.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
08.03.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
08.03.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
08.03.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
08.03.07	Contractor to price to repair or replace Window Cills only if indicated.				
08.03.08	Contractor to price to replace cracked glazing only if indicated.				
08.03.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
08.03.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
08.03.11	Contractor to repair or replace weather board to door only if indicated.				
08.03.12	Contractor to repair or replace decayed areas to door only if indicated.				
08.03.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
08.03.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
08.03.15	Carry out proper preparation and full redecoration of 24 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
08.03.16	Carry out proper preparation and full redecoration of 3 doors, 3 frames and 2 borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
08.03.17	Carefully clean and scrape off render panels to garden walls, make good any minor damage to give flush finish and redecorate render to colour to match existing as closely as possible to this house.				
08.03.18	Carefully clean all metal railings to elevation at front, prepare and paint with appropriate paint as Part 2.				
08.04	8 Wyatt Court				
08.04.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
08.04.02	All Joinery repairs or replacements to this house's 13 windows and 3 entrance doors are shown in Drawing Number 471304 - 0804 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
08.04.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
08.04.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
08.04.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
08.04.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
08.04.07	Contractor to price to repair or replace Window Cills only if indicated.				
08.04.08	Contractor to price to replace cracked glazing only if indicated.				
08.04.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				

Section	Description	Quant	Unit	Rate	Price
08.04.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
08.04.11	Contractor to repair or replace weather board to door only if indicated.				
08.04.12	Contractor to repair or replace decayed areas to door only if indicated.				
08.04.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
08.04.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
08.04.15	Carry out proper preparation and full redecoration of 13 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
08.04.16	Carry out proper preparation and full redecoration of 3 doors, 3 frames and 2 borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
08.04.17	Carefully clean and scrape off render panels to garden walls, make good any minor damage to give flush finish and redecorate render to colour to match existing as closely as possible to this house.				
08.04.18	Carefully clean all metal railings to elevation at front, prepare and paint with appropriate paint as Part 2.				
08.05	9 Wyatt Court				
08.05.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
08.05.02	All Joinery repairs or replacements to this house's 16 windows and 2 entrance doors are shown in Drawing Number 471304 - 0805 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
08.05.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
08.05.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
08.05.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
08.05.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
08.05.07	Contractor to price to repair or replace Window Cills only if indicated.				
08.05.08	Contractor to price to replace cracked glazing only if indicated.				
08.05.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
08.05.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
08.05.11	Contractor to repair or replace weather board to door only if indicated.				
08.05.12	Contractor to repair or replace decayed areas to door only if indicated.				
08.05.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
08.05.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
08.05.15	Carry out proper preparation and full redecoration of 16 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
08.05.16	Carry out proper preparation and full redecoration of 2 doors, 2 frames and 2 borrowed lights to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
08.05.17	Carefully clean and scrape off render panels to garden walls, make good any minor damage to give flush finish and redecorate render to colour to match existing as closely as possible to this house.				
08.06	10 Wyatt Court				
08.06.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
08.06.02	All Joinery repairs or replacements to this house's 14 windows and 3 entrance doors are shown in Drawing Number 471304 - 0806 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
08.06.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
08.06.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
08.06.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
08.06.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
08.06.07	Contractor to price to repair or replace Window Cills only if indicated.				
08.06.08	Contractor to price to replace cracked glazing only if indicated.				

Section	Description	Quant	Unit	Rate	Price
08.06.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
08.06.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
08.06.11	Contractor to repair or replace weather board to door only if indicated.				
08.06.12	Contractor to repair or replace decayed areas to door only if indicated.				
08.06.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
08.06.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
08.06.15	Carry out proper preparation and full redecoration of 14 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
08.06.16	Carry out proper preparation and full redecoration of 3 doors, 3 frames and 2 borrowed lights to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
08.06.17	Carefully clean and scrape off render panels to garden walls, make good any minor damage to give flush finish and redecorate render to colour to match existing as closely as possible to this house.				
08.06.18	Carefully clean all metal railings to elevation at front, prepare and paint with appropriate paint as Part 2.				
08.07	11 Wyatt Court				
08.07.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
08.07.02	All Joinery repairs or replacements to this house's 25 windows and 3 entrance doors are shown in Drawing Number 471304 - 0807 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
08.07.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
08.07.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
08.07.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
08.07.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
08.07.07	Contractor to price to repair or replace Window Cills only if indicated.				
08.07.08	Contractor to price to replace cracked glazing only if indicated.				
08.07.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
08.07.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
08.07.11	Contractor to repair or replace weather board to door only if indicated.				
08.07.12	Contractor to repair or replace decayed areas to door only if indicated.				
08.07.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
08.07.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
08.07.15	Carry out proper preparation and full redecoration of 25 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
08.07.16	Carry out proper preparation and full redecoration of 3 doors, 3 frames and 2 borrowed lights to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
08.07.17	Carefully clean and scrape off render panels to garden walls, make good any minor damage to give flush finish and redecorate render to colour to match existing as closely as possible to this house.				
08.07.18	Carefully clean all metal railings to elevation at front, prepare and paint with appropriate paint as Part 2.				
08.08	Clear and Clean Up to All Houses in this Section				
08.08.01	Contractor to allow to remove scaffolding or other access equipment, temporary protection and netting and move onto the next Section of works as required.				
08.08.02	Contractor to clean up all debris arising from the works and cart away.				
08.08.03	Contractor to clean up garden and path areas of this Section and leave clean and tidy to the satisfaction of the CA and Client.				

Section	Description	Quant	Unit	Rate	Price
09	<p>SECTION 09</p> <p>This Section of the Works relates to the following Houses: 23 Thurnham Court 24 Thurnham Court 25 Thurnham Court 26 Thurnham Court 27 Thurnham Court 28 Thurnham Court 29 Thurnham Court 30 Thurnham Court 12 Wyatt Court 14 Wyatt Court</p> <p>The contractor should note that the works are to the exterior. Internal reference plans are included for all houses (some have not been accessed) to pick up works internally requiring attention by the occupier or needing to be undertaken with the external repairs to leave windows in good order. Internal works, such as sash cord replacements, adjustments to windows and significant timber repairs will need to be included in this tender to complete the external works properly. In the unlikely event they are completed by the occupier pre-commencement on site, then they will be agreed to be deducted from the repairs section per house with the CA.</p>				
09.01	Scaffolding & Security All Houses in this Section				
09.01.01	Contractor to erect suitable access scaffolding around the works or other access provisions to be agreed with the CA and Client to afford safe access for all the works to this Section. Contractor to maintain access for the residents to each of the front doors at all times during the works as part of the access/scaffolding design and to protect the access with a suitable fan or other protection.				
09.01.02	Contractor to erect suitable temporary fencing/netting to the areas of the works to this section to avoid debris and materials falling and injuring owner/occupiers during the works.				
09.01.03	Contractor to be responsible for regularly clearing debris and waste arising from the works to this section to avoid debris spreading around the estate.				
09.02	Fascia's, Soffits Gutters, Downpipes and Others to this whole Section				
09.02.01	Carefully clean fascia's and soffits, scrape off loose paint and finishes and redecorate to all of the houses to this Section.				
09.02.02	Notify CA immediately on discovery of any rot or defects found for instructions on repairs/replacements using Contingency Sum.				
09.02.03	Carefully clean and re-seal all 10 rainwater downpipes and continuous gutter around the eaves to the building as set out in Part 2, report any damage to the CA for consideration/action.				
09.02.04	Carefully clean all metal vent grills to elevations at high and low level, prepare and paint with appropriate paint as Part 2.				
09.03	23 Thurnham Court				
09.03.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
09.03.02	All Joinery repairs or replacements to this house's 9 windows and entrance door are shown in Drawing Number 471304 - 0903 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
09.03.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
09.03.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
09.03.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
09.03.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
09.03.07	Contractor to price to repair or replace Window Cills only if indicated.				
09.03.08	Contractor to price to replace cracked glazing only if indicated.				
09.03.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
09.03.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
09.03.11	Contractor to repair or replace weather board to door only if indicated.				
09.03.12	Contractor to repair or replace decayed areas to door only if indicated.				
09.03.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
09.03.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				

Section	Description	Quant	Unit	Rate	Price
09.03.15	Carry out proper preparation and full redecoration of 9 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
09.03.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
09.04	24 Thurnham Court				
09.04.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
09.04.02	All Joinery repairs or replacements to this house's 7 windows and entrance door are shown in Drawing Number 471304 - 0904 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
09.04.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
09.04.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
09.04.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
09.04.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
09.04.07	Contractor to price to repair or replace Window Cills only if indicated.				
09.04.08	Contractor to price to replace cracked glazing only if indicated.				
09.04.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
09.04.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
09.04.11	Contractor to repair or replace weather board to door only if indicated.				
09.04.12	Contractor to repair or replace decayed areas to door only if indicated.				
09.04.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
09.04.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
09.04.15	Carry out proper preparation and full redecoration of 7 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
09.04.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
09.05	25 Thurnham Court				
09.05.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
09.05.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 0905 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
09.05.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
09.05.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
09.05.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
09.05.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
09.05.07	Contractor to price to repair or replace Window Cills only if indicated.				
09.05.08	Contractor to price to replace cracked glazing only if indicated.				
09.05.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
09.05.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
09.05.11	Contractor to repair or replace weather board to door only if indicated.				
09.05.12	Contractor to repair or replace decayed areas to door only if indicated.				
09.05.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
09.05.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
09.05.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
09.05.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				

Section	Description	Quant	Unit	Rate	Price
09.06	26 Thurnham Court				
09.06.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
09.06.02	All Joinery repairs or replacements to this house's 3 windows and entrance door are shown in Drawing Number 471304 - 0906 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
09.06.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
09.06.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
09.06.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
09.06.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
09.06.07	Contractor to price to repair or replace Window Cills only if indicated.				
09.06.08	Contractor to price to replace cracked glazing only if indicated.				
09.06.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
09.06.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
09.06.11	Contractor to repair or replace weather board to door only if indicated.				
09.06.12	Contractor to repair or replace decayed areas to door only if indicated.				
09.06.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
09.06.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
09.06.15	Carry out proper preparation and full redecoration of 3 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
09.06.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
09.07	27 Thurnham Court				
09.07.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
09.07.02	All Joinery repairs or replacements to this house's 3 windows and entrance door are shown in Drawing Number 471304 - 0907 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
09.07.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
09.07.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
09.07.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
09.07.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
09.07.07	Contractor to price to repair or replace Window Cills only if indicated.				
09.07.08	Contractor to price to replace cracked glazing only if indicated.				
09.07.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
09.07.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
09.07.11	Contractor to repair or replace weather board to door only if indicated.				
09.07.12	Contractor to repair or replace decayed areas to door only if indicated.				
09.07.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
09.07.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
09.07.15	Carry out proper preparation and full redecoration of 3 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
09.07.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
09.08	28 Thurnham Court				
09.08.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				

Section	Description	Quant	Unit	Rate	Price
09.08.02	All Joinery repairs or replacements to this house's 9 windows and entrance door are shown in Drawing Number 471304 - 0908 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
09.08.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
09.08.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
09.08.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
09.08.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
09.08.07	Contractor to price to repair or replace Window Cills only if indicated.				
09.08.08	Contractor to price to replace cracked glazing only if indicated.				
09.08.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
09.08.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
09.08.11	Contractor to repair or replace weather board to door only if indicated.				
09.08.12	Contractor to repair or replace decayed areas to door only if indicated.				
09.08.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
09.08.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
09.08.15	Carry out proper preparation and full redecoration of 9 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
09.08.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
09.09	29 Thurnham Court				
09.09.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
09.09.02	All Joinery repairs or replacements to this house's 7 windows and entrance door are shown in Drawing Number 471304 - 0909 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
09.09.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
09.09.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
09.09.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
09.09.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
09.09.07	Contractor to price to repair or replace Window Cills only if indicated.				
09.09.08	Contractor to price to replace cracked glazing only if indicated.				
09.09.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
09.09.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
09.09.11	Contractor to repair or replace weather board to door only if indicated.				
09.09.12	Contractor to repair or replace decayed areas to door only if indicated.				
09.09.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
09.09.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
09.09.15	Carry out proper preparation and full redecoration of 7 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
09.09.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
09.10	30 Thurnham Court				
09.10.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
09.10.02	All Joinery repairs or replacements to this house's 6 windows and entrance door are shown in Drawing Number 471304 - 0910 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
09.10.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
09.10.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				

Section	Description	Quant	Unit	Rate	Price
09.10.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
09.10.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
09.10.07	Contractor to price to repair or replace Window Cills only if indicated.				
09.10.08	Contractor to price to replace cracked glazing only if indicated.				
09.10.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
09.10.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
09.10.11	Contractor to repair or replace weather board to door only if indicated.				
09.10.12	Contractor to repair or replace decayed areas to door only if indicated.				
09.10.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
09.10.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
09.10.15	Carry out proper preparation and full redecoration of 6 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
09.10.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
09.11	12 Wyatt Court				
09.11.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
09.11.02	All Joinery repairs or replacements to this house's 6 windows and entrance door are shown in Drawing Number 471304 - 0911 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
09.11.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
09.11.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
09.11.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
09.11.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
09.11.07	Contractor to price to repair or replace Window Cills only if indicated.				
09.11.08	Contractor to price to replace cracked glazing only if indicated.				
09.11.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
09.11.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
09.11.11	Contractor to repair or replace weather board to door only if indicated.				
09.11.12	Contractor to repair or replace decayed areas to door only if indicated.				
09.11.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
09.11.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
09.11.15	Carry out proper preparation and full redecoration of 6 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
09.11.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
09.12	14 Wyatt Court				
09.12.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
09.12.02	All Joinery repairs or replacements to this house's 8 windows and entrance door are shown in Drawing Number 471304 - 0912 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
09.12.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
09.12.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
09.12.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
09.12.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
09.12.07	Contractor to price to repair or replace Window Cills only if indicated.				
09.12.08	Contractor to price to replace cracked glazing only if indicated.				

Section	Description	Quant	Unit	Rate	Price
09.12.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
09.12.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
09.12.11	Contractor to repair or replace weather board to door only if indicated.				
09.12.12	Contractor to repair or replace decayed areas to door only if indicated.				
09.12.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
09.12.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
09.12.15	Carry out proper preparation and full redecoration of 8 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
09.12.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
09.13	Clear and Clean Up to All Houses in this Section				
09.13.01	Contractor to allow to remove scaffolding or other access equipment, temporary protection and netting and move onto the next Section of works as required.				
09.13.02	Contractor to clean up all debris arising from the works and cart away.				
09.13.03	Contractor to clean up garden and path areas of this Section and leave clean and tidy to the satisfaction of the CA and Client.				
10	SECTION 10 This Section of the Works relates to the following Houses: 15 Wyatt Court 16 Wyatt Court 17 Wyatt Court 18 Wyatt Court 1 Burnham Court 2 Burnham Court 3 Burnham Court 4 Burnham Court 5 Burnham Court 6 Burnham Court East Tower The contractor should note that the works are to the exterior. Internal reference plans are included for all houses (some have not been accessed) to pick up works internally requiring attention by the occupier or needing to be undertaken with the external repairs to leave windows in good order. Internal works, such as sash cord replacements, adjustments to windows and significant timber repairs will need to be included in this tender to complete the external works properly. In the unlikely event they are completed by the occupier pre-commencement on site, then they will be agreed to be deducted from the repairs section per house with the CA.				
10.01	Scaffolding & Security All Houses in this Section				
10.01.01	Contractor to erect suitable access scaffolding around the works or other access provisions to be agreed with the CA and Client to afford safe access for all the works to this Section. Contractor to maintain access for the residents to each of the front doors at all times during the works as part of the access/scaffolding design and to protect the access with a suitable fan or other protection.				
10.01.02	Contractor to erect suitable temporary fencing/netting to the areas of the works to this section to avoid debris and materials falling and injuring owner/occupiers during the works.				
10.01.03	Contractor to be responsible for regularly clearing debris and waste arising from the works to this section to avoid debris spreading around the estate.				
10.02	Fascia's, Soffits Gutters, Downpipes and Others to this whole Section				
10.02.01	Carefully clean fascia's and soffits, scrape off loose paint and finishes and redecorate to all of the houses to this Section.				
10.02.02	Notify CA immediately on discovery of any rot or defects found for instructions on repairs/replacements using Contingency Sum.				
10.02.03	Carefully clean and re-seal all 9 rainwater downpipes and continuous gutter around the eaves to the building as set out in Part 2, report any damage to the CA for consideration/action.				
10.02.04	Carefully clean all metal vent grills to elevations at high and low level, prepare and paint with appropriate paint as Part 2.				
10.03	15 Wyatt Court				

Section	Description	Quant	Unit	Rate	Price
10.03.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
10.03.02	All Joinery repairs or replacements to this house's 7 windows and entrance door are shown in Drawing Number 471304 - 1003 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
10.03.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
10.03.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
10.03.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
10.03.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
10.03.07	Contractor to price to repair or replace Window Cills only if indicated.				
10.03.08	Contractor to price to replace cracked glazing only if indicated.				
10.03.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
10.03.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
10.03.11	Contractor to repair or replace weather board to door only if indicated.				
10.03.12	Contractor to repair or replace decayed areas to door only if indicated.				
10.03.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
10.03.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
10.03.15	Carry out proper preparation and full redecoration of 7 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
10.03.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
10.04	16 Wyatt Court				
10.04.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
10.04.02	All Joinery repairs or replacements to this house's 8 windows and entrance door are shown in Drawing Number 471304 - 1004 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
10.04.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
10.04.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
10.04.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
10.04.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
10.04.07	Contractor to price to repair or replace Window Cills only if indicated.				
10.04.08	Contractor to price to replace cracked glazing only if indicated.				
10.04.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
10.04.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
10.04.11	Contractor to repair or replace weather board to door only if indicated.				
10.04.12	Contractor to repair or replace decayed areas to door only if indicated.				
10.04.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
10.04.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
10.04.15	Carry out proper preparation and full redecoration of 8 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
10.04.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
10.05	17 Wyatt Court				
10.05.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
10.05.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 1005 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				

Section	Description	Quant	Unit	Rate	Price
10.05.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
10.05.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
10.05.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
10.05.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
10.05.07	Contractor to price to repair or replace Window Cills only if indicated.				
10.05.08	Contractor to price to replace cracked glazing only if indicated.				
10.05.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
10.05.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
10.05.11	Contractor to repair or replace weather board to door only if indicated.				
10.05.12	Contractor to repair or replace decayed areas to door only if indicated.				
10.05.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
10.05.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
10.05.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
10.05.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
10.06	18 Wyatt Court				
10.06.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
10.06.02	All Joinery repairs or replacements to this house's 3 windows and entrance door are shown in Drawing Number 471304 - 1006 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
10.06.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
10.06.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
10.06.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
10.06.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
10.06.07	Contractor to price to repair or replace Window Cills only if indicated.				
10.06.08	Contractor to price to replace cracked glazing only if indicated.				
10.06.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
10.06.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
10.06.11	Contractor to repair or replace weather board to door only if indicated.				
10.06.12	Contractor to repair or replace decayed areas to door only if indicated.				
10.06.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
10.06.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
10.06.15	Carry out proper preparation and full redecoration of 3 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
10.06.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
10.07	1 Burnham Court				
10.07.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
10.07.02	All Joinery repairs or replacements to this house's 3 windows and entrance door are shown in Drawing Number 471304 - 1007 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
10.07.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
10.07.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
10.07.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
10.07.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				

Section	Description	Quant	Unit	Rate	Price
10.07.07	Contractor to price to repair or replace Window Cills only if indicated.				
10.07.08	Contractor to price to replace cracked glazing only if indicated.				
10.07.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
10.07.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
10.07.11	Contractor to repair or replace weather board to door only if indicated.				
10.07.12	Contractor to repair or replace decayed areas to door only if indicated.				
10.07.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
10.07.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
10.07.15	Carry out proper preparation and full redecoration of 3 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
10.07.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
10.08	2 Burnham Court				
10.08.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
10.08.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 1008 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
10.08.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
10.08.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
10.08.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
10.08.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
10.08.07	Contractor to price to repair or replace Window Cills only if indicated.				
10.08.08	Contractor to price to replace cracked glazing only if indicated.				
10.08.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
10.08.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
10.08.11	Contractor to repair or replace weather board to door only if indicated.				
10.08.12	Contractor to repair or replace decayed areas to door only if indicated.				
10.08.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
10.08.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
10.08.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
10.08.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
10.09	3 Burnham Court				
10.09.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
10.09.02	All Joinery repairs or replacements to this house's 3 windows and entrance door are shown in Drawing Number 471304 - 1009 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
10.09.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
10.09.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
10.09.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
10.09.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
10.09.07	Contractor to price to repair or replace Window Cills only if indicated.				
10.09.08	Contractor to price to replace cracked glazing only if indicated.				
10.09.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				

Section	Description	Quant	Unit	Rate	Price
10.09.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
10.09.11	Contractor to repair or replace weather board to door only if indicated.				
10.09.12	Contractor to repair or replace decayed areas to door only if indicated.				
10.09.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
10.09.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
10.09.15	Carry out proper preparation and full redecoration of 3 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
10.09.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
10.10	4 Burnham Court				
10.10.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
10.10.02	All Joinery repairs or replacements to this house's 6 windows and entrance door are shown in Drawing Number 471304 - 1010 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
10.10.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
10.10.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
10.10.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
10.10.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
10.10.07	Contractor to price to repair or replace Window Cills only if indicated.				
10.10.08	Contractor to price to replace cracked glazing only if indicated.				
10.10.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
10.10.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
10.10.11	Contractor to repair or replace weather board to door only if indicated.				
10.10.12	Contractor to repair or replace decayed areas to door only if indicated.				
10.10.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
10.10.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
10.10.15	Carry out proper preparation and full redecoration of 6 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
10.10.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
10.11	5 Burnham Court				
10.11.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
10.11.02	All Joinery repairs or replacements to this house's 6 windows and entrance door are shown in Drawing Number 471304 - 1011 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
10.11.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
10.11.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
10.11.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
10.11.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
10.11.07	Contractor to price to repair or replace Window Cills only if indicated.				
10.11.08	Contractor to price to replace cracked glazing only if indicated.				
10.11.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
10.11.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
10.11.11	Contractor to repair or replace weather board to door only if indicated.				
10.11.12	Contractor to repair or replace decayed areas to door only if indicated.				
10.11.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				

Section	Description	Quant	Unit	Rate	Price
10.11.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
10.11.15	Carry out proper preparation and full redecoration of 6 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
10.11.16	Carry out proper preparation and full redecoration of door, frame (no borrowed light) to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
10.12	6 Burnham Court				
10.12.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
10.12.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 1012 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
10.12.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
10.12.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
10.12.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
10.12.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
10.12.07	Contractor to price to repair or replace Window Cills only if indicated.				
10.12.08	Contractor to price to replace cracked glazing only if indicated.				
10.12.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
10.12.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
10.12.11	Contractor to repair or replace weather board to door only if indicated.				
10.12.12	Contractor to repair or replace decayed areas to door only if indicated.				
10.12.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
10.12.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
10.12.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
10.12.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
10.13	East Tower				
10.13.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
10.13.02	All Joinery repairs or replacements to this house's 4 windows and entrance door are shown in Drawing Number 417304 - 1013 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
10.13.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
10.13.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
10.13.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
10.13.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
10.13.07	Contractor to price to repair or replace Window Cills only if indicated.				
10.13.08	Contractor to price to replace cracked glazing only if indicated.				
10.13.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
10.13.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
10.13.11	Contractor to repair or replace weather board to door only if indicated.				
10.13.12	Contractor to repair or replace decayed areas to door only if indicated.				
10.13.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
10.13.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
10.13.15	Carry out proper preparation and full redecoration of 4 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				

Section	Description	Quant	Unit	Rate	Price
10.13.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
10.14	Clear and Clean Up to All Houses in this Section				
10.14.01	Contractor to allow to remove scaffolding or other access equipment, temporary protection and netting and move onto the next Section of works as required.				
10.14.02	Contractor to clean up all debris arising from the works and cart away.				
10.14.03	Contractor to clean up garden and path areas of this Section and leave clean and tidy to the satisfaction of the CA and Client.				
11	<p>SECTION 11</p> <p>This Section of the Works relates to the following Houses: 31 Thurnham Court 32 Thurnham Court 33 Thurnham Court 34 Thurnham Court 35 Thurnham Court 36 Thurnham Court 37 Thurnham Court 38 Thurnham Court 4 Chapel Court 5 Chapel Court</p> <p>The contractor should note that the works are to the exterior. Internal reference plans are included for all houses (some have not been accessed) to pick up works internally requiring attention by the occupier or needing to be undertaken with the external repairs to leave windows in good order. Internal works, such as sash cord replacements, adjustments to windows and significant timber repairs will need to be included in this tender to complete the external works properly. In the unlikely event they are completed by the occupier pre-commencement on site, then they will be agreed to be deducted from the repairs section per house with the CA.</p>				
11.01	Scaffolding & Security All Houses in this Section				
11.01.01	Contractor to erect suitable access scaffolding around the works or other access provisions to be agreed with the CA and Client to afford safe access for all the works to this Section. Contractor to maintain access for the residents to each of the front doors at all times during the works as part of the access/scaffolding design and to protect the access with a suitable fan or other protection.				
11.01.02	Contractor to erect suitable temporary fencing/netting to the areas of the works to this section to avoid debris and materials falling and injuring owner/occupiers during the works.				
11.01.03	Contractor to be responsible for regularly clearing debris and waste arising from the works to this section to avoid debris spreading around the estate.				
11.02	Fascia's, Soffits Gutters, Downpipes and Others to this whole Section				
11.02.01	Carefully clean fascia's and soffits, scrape off loose paint and finishes and redecorate to all of the houses to this Section.				
11.02.02	Notify CA immediately on discovery of any rot or defects found for instructions on repairs/replacements using Contingency Sum.				
11.02.03	Carefully clean and re-seal all 8 rainwater downpipes and continuous gutter around the eaves to the building as set out in Part 2, report any damage to the CA for consideration/action.				
11.02.04	Carefully clean all metal vent grills to elevations at high and low level, prepare and paint with appropriate paint as Part 2.				
11.03	31 Thurnham Court				
11.03.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
11.03.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 1103 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
11.03.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
11.03.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
11.03.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
11.03.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
11.03.07	Contractor to price to repair or replace Window Cills only if indicated.				
11.03.08	Contractor to price to replace cracked glazing only if indicated.				

Section	Description	Quant	Unit	Rate	Price
11.03.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
11.03.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
11.03.11	Contractor to repair or replace weather board to door only if indicated.				
11.03.12	Contractor to repair or replace decayed areas to door only if indicated.				
11.03.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
11.03.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
11.03.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
11.03.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
11.03.17	Contractor to allow to clean doors to low boxing and adjust, then prepare and redecorate to match as set out in Part 2.				
11.04	32 Thurnham Court				
11.04.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
11.04.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 1104 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
11.04.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
11.04.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
11.04.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
11.04.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
11.04.07	Contractor to price to repair or replace Window Cills only if indicated.				
11.04.08	Contractor to price to replace cracked glazing only if indicated.				
11.04.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
11.04.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
11.04.11	Contractor to repair or replace weather board to door only if indicated.				
11.04.12	Contractor to repair or replace decayed areas to door only if indicated.				
11.04.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
11.04.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
11.04.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
11.04.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
11.05	33 Thurnham Court				
11.05.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
11.05.02	All Joinery repairs or replacements to this house's 7 windows and entrance door are shown in Drawing Number 471304 - 1105 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
11.05.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
11.05.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
11.05.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
11.05.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
11.05.07	Contractor to price to repair or replace Window Cills only if indicated.				
11.05.08	Contractor to price to replace cracked glazing only if indicated.				
11.05.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				

Section	Description	Quant	Unit	Rate	Price
11.05.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
11.05.11	Contractor to repair or replace weather board to door only if indicated.				
11.05.12	Contractor to repair or replace decayed areas to door only if indicated.				
11.05.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
11.05.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
11.05.15	Carry out proper preparation and full redecoration of 7 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
11.05.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
11.06	34 Thurnham Court				
11.06.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
11.06.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 1106 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
11.06.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
11.06.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
11.06.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
11.06.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
11.06.07	Contractor to price to repair or replace Window Cills only if indicated.				
11.06.08	Contractor to price to replace cracked glazing only if indicated.				
11.06.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
11.06.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
11.06.11	Contractor to repair or replace weather board to door only if indicated.				
11.06.12	Contractor to repair or replace decayed areas to door only if indicated.				
11.06.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
11.06.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
11.06.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
11.06.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
11.07	35 Thurnham Court				
11.07.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
11.07.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 1107 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
11.07.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
11.07.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
11.07.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
11.07.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
11.07.07	Contractor to price to repair or replace Window Cills only if indicated.				
11.07.08	Contractor to price to replace cracked glazing only if indicated.				
11.07.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
11.07.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
11.07.11	Contractor to repair or replace weather board to door only if indicated.				
11.07.12	Contractor to repair or replace decayed areas to door only if indicated.				
11.07.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
11.07.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				

Section	Description	Quant	Unit	Rate	Price
11.07.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
11.07.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
11.08	36 Thurnham Court				
11.08.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
11.08.02	All Joinery repairs or replacements to this house's 11 windows and entrance door are shown in Drawing Number 471304 - 1108 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
11.08.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
11.08.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
11.08.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
11.08.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
11.08.07	Contractor to price to repair or replace Window Cills only if indicated.				
11.08.08	Contractor to price to replace cracked glazing only if indicated.				
11.08.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
11.08.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
11.08.11	Contractor to repair or replace weather board to door only if indicated.				
11.08.12	Contractor to repair or replace decayed areas to door only if indicated.				
11.08.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
11.08.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
11.08.15	Carry out proper preparation and full redecoration of 11 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
11.08.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
11.09	37 Thurnham Court				
11.09.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
11.09.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 1109 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
11.09.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
11.09.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
11.09.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
11.09.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
11.09.07	Contractor to price to repair or replace Window Cills only if indicated.				
11.09.08	Contractor to price to replace cracked glazing only if indicated.				
11.09.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
11.09.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
11.09.11	Contractor to repair or replace weather board to door only if indicated.				
11.09.12	Contractor to repair or replace decayed areas to door only if indicated.				
11.09.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
11.09.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
11.09.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
11.09.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				

Section	Description	Quant	Unit	Rate	Price
11.10	38 Thurnham Court				
11.10.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
11.10.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 1110 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
11.10.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
11.10.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
11.10.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
11.10.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
11.10.07	Contractor to price to repair or replace Window Cills only if indicated.				
11.10.08	Contractor to price to replace cracked glazing only if indicated.				
11.10.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
11.10.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
11.10.11	Contractor to repair or replace weather board to door only if indicated.				
11.10.12	Contractor to repair or replace decayed areas to door only if indicated.				
11.10.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
11.10.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
11.10.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
11.10.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
11.11	4 Chapel Court				
11.11.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
11.11.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 1111 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
11.11.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
11.11.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
11.11.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
11.11.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
11.11.07	Contractor to price to repair or replace Window Cills only if indicated.				
11.11.08	Contractor to price to replace cracked glazing only if indicated.				
11.11.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
11.11.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
11.11.11	Contractor to repair or replace weather board to door only if indicated.				
11.11.12	Contractor to repair or replace decayed areas to door only if indicated.				
11.11.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
11.11.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
11.11.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
11.11.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
11.12	5 Chapel Court				
11.12.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				

Section	Description	Quant	Unit	Rate	Price
11.12.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 1112 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
11.12.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
11.12.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
11.12.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
11.12.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
11.12.07	Contractor to price to repair or replace Window Cills only if indicated.				
11.12.08	Contractor to price to replace cracked glazing only if indicated.				
11.12.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
11.12.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
11.12.11	Contractor to repair or replace weather board to door only if indicated.				
11.12.12	Contractor to repair or replace decayed areas to door only if indicated.				
11.12.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
11.12.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
11.12.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
11.12.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
11.13	Clear and Clean Up to All Houses in this Section				
11.13.01	Contractor to allow to remove scaffolding or other access equipment, temporary protection and netting and move onto the next Section of works as required.				
11.13.02	Contractor to clean up all debris arising from the works and cart away.				
11.13.03	Contractor to clean up garden and path areas of this Section and leave clean and tidy to the satisfaction of the CA and Client.				
12	<p>SECTION 12</p> <p>This Section of the Works relates to the following Houses:</p> <p>7 Burnham Court 8 Burnham Court 9 Burnham Court 6 Chapel Court 7 Chapel Court 8 Chapel Court 9 Chapel Court</p> <p>The contractor should note that the works are to the exterior. Internal reference plans are included for all houses (some have not been accessed) to pick up works internally requiring attention by the occupier or needing to be undertaken with the external repairs to leave windows in good order. Internal works, such as sash cord replacements, adjustments to windows and significant timber repairs will need to be included in this tender to complete the external works properly. In the unlikely event they are completed by the occupier pre-commencement on site, then they will be agreed to be deducted from the repairs section per house with the CA.</p>				
12.01	Scaffolding & Security All Houses in this Section				
12.01.01	Contractor to erect suitable access scaffolding around the works or other access provisions to be agreed with the CA and Client to afford safe access for all the works to this Section. Contractor to maintain access for the residents to each of the front doors at all times during the works as part of the access/scaffolding design and to protect the access with a suitable fan or other protection.				
12.01.02	Contractor to erect suitable temporary fencing/netting to the areas of the works to this section to avoid debris and materials falling and injuring owner/occupiers during the works.				
12.01.03	Contractor to be responsible for regularly clearing debris and waste arising from the works to this section to avoid debris spreading around the estate.				
12.02	Fascia's, Soffits Gutters, Downpipes and Others to this whole Section				
12.02.01	Carefully clean fascia's and soffits, scrape off loose paint and finishes and redecorate to all of the houses to this Section.				

Section	Description	Quant	Unit	Rate	Price
12.02.02	Notify CA immediately on discovery of any rot or defects found for instructions on repairs/replacements using Contingency Sum.				
12.02.03	Carefully clean and re-seal all 5 rainwater downpipes and continuous gutter around the eaves to the building as set out in Part 2, report any damage to the CA for consideration/action.				
12.02.04	Carefully clean all metal vent grills to elevations at high and low level, prepare and paint with appropriate paint as Part 2.				
12.03	7 Burnham Court				
12.03.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
12.03.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 1203 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
12.03.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
12.03.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
12.03.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
12.03.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
12.03.07	Contractor to price to repair or replace Window Cills only if indicated.				
12.03.08	Contractor to price to replace cracked glazing only if indicated.				
12.03.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
12.03.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
12.03.11	Contractor to repair or replace weather board to door only if indicated.				
12.03.12	Contractor to repair or replace decayed areas to door only if indicated.				
12.03.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
12.03.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
12.03.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
12.03.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
12.04	8 Burnham Court				
12.04.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
12.04.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 1204 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
12.04.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
12.04.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
12.04.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
12.04.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
12.04.07	Contractor to price to repair or replace Window Cills only if indicated.				
12.04.08	Contractor to price to replace cracked glazing only if indicated.				
12.04.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
12.04.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
12.04.11	Contractor to repair or replace weather board to door only if indicated.				
12.04.12	Contractor to repair or replace decayed areas to door only if indicated.				
12.04.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
12.04.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
12.04.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
12.04.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				

Section	Description	Quant	Unit	Rate	Price
12.05	9 Burnham Court				
12.05.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
12.05.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 1205 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
12.05.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
12.05.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
12.05.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
12.05.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
12.05.07	Contractor to price to repair or replace Window Cills only if indicated.				
12.05.08	Contractor to price to replace cracked glazing only if indicated.				
12.05.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
12.05.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
12.05.11	Contractor to repair or replace weather board to door only if indicated.				
12.05.12	Contractor to repair or replace decayed areas to door only if indicated.				
12.05.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
12.05.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
12.05.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
12.05.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
12.06	6 Chapel Court				
12.06.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
12.06.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 1206 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
12.06.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
12.06.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
12.06.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
12.06.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
12.06.07	Contractor to price to repair or replace Window Cills only if indicated.				
12.06.08	Contractor to price to replace cracked glazing only if indicated.				
12.06.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
12.06.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
12.06.11	Contractor to repair or replace weather board to door only if indicated.				
12.06.12	Contractor to repair or replace decayed areas to door only if indicated.				
12.06.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
12.06.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
12.06.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
12.06.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
12.07	7 Chapel Court				
12.07.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				

Section	Description	Quant	Unit	Rate	Price
12.07.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 1207 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
12.07.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
12.07.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
12.07.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
12.07.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
12.07.07	Contractor to price to repair or replace Window Cills only if indicated.				
12.07.08	Contractor to price to replace cracked glazing only if indicated.				
12.07.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
12.07.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
12.07.11	Contractor to repair or replace weather board to door only if indicated.				
12.07.12	Contractor to repair or replace decayed areas to door only if indicated.				
12.07.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
12.07.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
12.07.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
12.07.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
12.08	8 Chapel Court				
12.08.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
12.08.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 1208 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
12.08.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
12.08.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
12.08.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
12.08.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
12.08.07	Contractor to price to repair or replace Window Cills only if indicated.				
12.08.08	Contractor to price to replace cracked glazing only if indicated.				
12.08.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
12.08.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
12.08.11	Contractor to repair or replace weather board to door only if indicated.				
12.08.12	Contractor to repair or replace decayed areas to door only if indicated.				
12.08.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
12.08.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
12.08.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
12.08.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
12.09	9 Chapel Court				
12.09.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
12.09.02	All Joinery repairs or replacements to this house's 9 windows and entrance door are shown in Drawing Number 471304 - 1209 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
12.09.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
12.09.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				

Section	Description	Quant	Unit	Rate	Price
12.09.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
12.09.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
12.09.07	Contractor to price to repair or replace Window Cills only if indicated.				
12.09.08	Contractor to price to replace cracked glazing only if indicated.				
12.09.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
12.09.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
12.09.11	Contractor to repair or replace weather board to door only if indicated.				
12.09.12	Contractor to repair or replace decayed areas to door only if indicated.				
12.09.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
12.09.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
12.09.15	Carry out proper preparation and full redecoration of 9 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
12.09.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
12.10	Clear and Clean Up to All Houses in this Section				
12.10.01	Contractor to allow to remove scaffolding or other access equipment, temporary protection and netting and move onto the next Section of works as required.				
12.10.02	Contractor to clean up all debris arising from the works and cart away.				
12.10.03	Contractor to clean up garden and path areas of this Section and leave clean and tidy to the satisfaction of the CA and Client.				
13	SECTION 13 This Section of the Works relates to the following Houses: 1 Chapel Court 2 Chapel Court 3 Chapel Court 39 Thurnham Court 40 Thurnham Court 41 Thurnham Court The contractor should note that the works are to the exterior. Internal reference plans are included for all houses (some have not been accessed) to pick up works internally requiring attention by the occupier or needing to be undertaken with the external repairs to leave windows in good order. Internal works, such as sash cord replacements, adjustments to windows and significant timber repairs will need to be included in this tender to complete the external works properly. In the unlikely event they are completed by the occupier pre-commencement on site, then they will be agreed to be deducted from the repairs section per house with the CA.				
13.01	Scaffolding & Security All Houses in this Section				
13.01.01	Contractor to erect suitable access scaffolding around the works or other access provisions to be agreed with the CA and Client to afford safe access for all the works to this Section. Contractor to maintain access for the residents to each of the front doors at all times during the works as part of the access/scaffolding design and to protect the access with a suitable fan or other protection.				
13.01.02	Contractor to erect suitable temporary fencing/netting to the areas of the works to this section to avoid debris and materials falling and injuring owner/occupiers during the works.				
13.01.03	Contractor to be responsible for regularly clearing debris and waste arising from the works to this section to avoid debris spreading around the estate.				
13.02	Fascia's, Soffits Gutters, Downpipes and Others to this whole Section				
13.02.01	Carefully clean fascia's and soffits, scrape off loose paint and finishes and redecorate to all of the houses to this Section.				
13.02.02	Notify CA immediately on discovery of any rot or defects found for instructions on repairs/replacements using Contingency Sum.				
13.02.03	Carefully clean and re-seal all 8 rainwater downpipes and continuous gutter around the eaves to the building as set out in Part 2, report any damage to the CA for consideration/action.				
13.02.04	Carefully clean all metal vent grills to elevations at high and low level, prepare and paint with appropriate paint as Part 2.				

Section	Description	Quant	Unit	Rate	Price
13.03	1 Chapel Court				
13.03.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
13.03.02	All Joinery repairs or replacements to this house's 7 windows and entrance door are shown in Drawing Number 471304 - 1303 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
13.03.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
13.03.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
13.03.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
13.03.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
13.03.07	Contractor to price to repair or replace Window Cills only if indicated.				
13.03.08	Contractor to price to replace cracked glazing only if indicated.				
13.03.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
13.03.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
13.03.11	Contractor to repair or replace weather board to door only if indicated.				
13.03.12	Contractor to repair or replace decayed areas to door only if indicated.				
13.03.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
13.03.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
13.03.15	Carry out proper preparation and full redecoration of 7 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
13.03.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
13.04	2 Chapel Court				
13.04.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
13.04.02	All Joinery repairs or replacements to this house's 7 windows and entrance door are shown in Drawing Number 471304 - 1304 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
13.04.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
13.04.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
13.04.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
13.04.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
13.04.07	Contractor to price to repair or replace Window Cills only if indicated.				
13.04.08	Contractor to price to replace cracked glazing only if indicated.				
13.04.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
13.04.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
13.04.11	Contractor to repair or replace weather board to door only if indicated.				
13.04.12	Contractor to repair or replace decayed areas to door only if indicated.				
13.04.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
13.04.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
13.04.15	Carry out proper preparation and full redecoration of 7 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
13.04.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
13.05	3 Chapel Court				
13.05.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				

Section	Description	Quant	Unit	Rate	Price
13.05.02	All Joinery repairs or replacements to this house's 8 windows and entrance door are shown in Drawing Number 471304 - 1305 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
13.05.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
13.05.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
13.05.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
13.05.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
13.05.07	Contractor to price to repair or replace Window Cills only if indicated.				
13.05.08	Contractor to price to replace cracked glazing only if indicated.				
13.05.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
13.05.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
13.05.11	Contractor to repair or replace weather board to door only if indicated.				
13.05.12	Contractor to repair or replace decayed areas to door only if indicated.				
13.05.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
13.05.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
13.05.15	Carry out proper preparation and full redecoration of 8 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
13.05.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
13.06	39 Thurnham Court				
13.06.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
13.06.02	All Joinery repairs or replacements to this house's 7 windows and entrance door are shown in Drawing Number 471304 - 1306 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
13.06.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
13.06.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
13.06.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
13.06.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
13.06.07	Contractor to price to repair or replace Window Cills only if indicated.				
13.06.08	Contractor to price to replace cracked glazing only if indicated.				
13.06.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
13.06.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
13.06.11	Contractor to repair or replace weather board to door only if indicated.				
13.06.12	Contractor to repair or replace decayed areas to door only if indicated.				
13.06.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
13.06.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
13.06.15	Carry out proper preparation and full redecoration of 7 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
13.06.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
13.07	40 Thurnham Court				
13.07.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
13.07.02	All Joinery repairs or replacements to this house's 10 windows and entrance door are shown in Drawing Number 471304 - 1307 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
13.07.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
13.07.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				

Section	Description	Quant	Unit	Rate	Price
13.07.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
13.07.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
13.07.07	Contractor to price to repair or replace Window Cills only if indicated.				
13.07.08	Contractor to price to replace cracked glazing only if indicated.				
13.07.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
13.07.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
13.07.11	Contractor to repair or replace weather board to door only if indicated.				
13.07.12	Contractor to repair or replace decayed areas to door only if indicated.				
13.07.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
13.07.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
13.07.15	Carry out proper preparation and full redecoration of 10 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
13.07.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
13.08	41 Thurnham Court				
13.08.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
13.08.02	All Joinery repairs or replacements to this house's 9 windows and entrance door are shown in Drawing Number 471304 - 1308 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
13.08.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
13.08.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
13.08.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
13.08.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
13.08.07	Contractor to price to repair or replace Window Cills only if indicated.				
13.08.08	Contractor to price to replace cracked glazing only if indicated.				
13.08.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
13.08.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
13.08.11	Contractor to repair or replace weather board to door only if indicated.				
13.08.12	Contractor to repair or replace decayed areas to door only if indicated.				
13.08.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
13.08.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
13.08.15	Carry out proper preparation and full redecoration of 9 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
13.08.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
13.09	Clear and Clean Up to All Houses in this Section				
13.09.01	Contractor to allow to remove scaffolding or other access equipment, temporary protection and netting and move onto the next Section of works as required.				
13.09.02	Contractor to clean up all debris arising from the works and cart away.				
13.09.03	Contractor to clean up garden and path areas of this Section and leave clean and tidy to the satisfaction of the CA and Client.				

Section	Description	Quant	Unit	Rate	Price
14	<p>SECTION 14</p> <p>This Section of the Works relates to the following Houses:</p> <p>1 Clock Tower Lodge 2 Clock Tower Lodge 3 Clock Tower Lodge 4 Clock Tower Lodge 5 Clock Tower Lodge 6 Clock Tower Lodge 7 Clock Tower Lodge 8 Clock Tower Lodge 9 Clock Tower Lodge 10 Clock Tower Lodge 11 Clock Tower Lodge 12 Clock Tower Lodge 14 Clock Tower Lodge</p> <p>The contractor should note that the works are to the exterior. Internal reference plans are included for all houses (some have not been accessed) to pick up works internally requiring attention by the occupier or needing to be undertaken with the external repairs to leave windows in good order. Internal works, such as sash cord replacements, adjustments to windows and significant timber repairs will need to be included in this tender to complete the external works properly. In the unlikely event they are completed by the occupier pre-commencement on site, then they will be agreed to be deducted from the repairs section per house with the CA.</p>				
14.01	Scaffolding & Security All Houses in this Section				
14.01.01	Contractor to erect suitable access scaffolding around the works or other access provisions to be agreed with the CA and Client to afford safe access for all the works to this Section. Contractor to maintain access for the residents to each of the front doors at all times during the works as part of the access/scaffolding design and to protect the access with a suitable fan or other protection.				
14.01.02	Contractor to erect suitable temporary fencing/netting to the areas of the works to this section to avoid debris and materials falling and injuring owner/occupiers during the works.				
14.01.03	Contractor to be responsible for regularly clearing debris and waste arising from the works to this section to avoid debris spreading around the estate.				
14.02	Fascia's, Soffits Gutters, Downpipes and Others to this whole Section				
14.02.01	Carefully clean fascia's and soffits, scrape off loose paint and finishes and redecorate to all of the houses to this Section.				
14.02.02	Carefully clean barge boards and soffits to 2 gables, scrape off loose paint and finishes and redecorate to all of the houses to this Section.				
14.02.03	Notify CA immediately on discovery of any rot or defects found for instructions on repairs/replacements using Contingency Sum.				
14.02.04	Carefully clean and re-seal all 24 rainwater downpipes and continuous gutter around the eaves to the building as set out in Part 2, report any damage to the CA for consideration/action.				
14.02.05	Carefully clean all metal vent grills to elevations at high and low level, prepare and paint with appropriate paint as Part 2.				
14.02.06	Carefully clean all 4 metal boot scrapers to the inner elevations of the walkway, prepare and paint with appropriate paint as Part 2.				
14.02.07	Carefully clean all metal framing and details to the arch of the walkway to the inner elevations of the walkway, prepare and paint with appropriate paint as Part 2.				
14.02.08	Carefully clean and scrape off render panels at high level to the Clock Tower Projection, make good any minor damage to give flush finish and redecorate render to colour to match existing as closely as possible to the walkway section.				
14.03	1 Clock Tower Lodge				
14.03.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
14.03.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 1403 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
14.03.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
14.03.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
14.03.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
14.03.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
14.03.07	Contractor to price to repair or replace Window Cills only if indicated.				
14.03.08	Contractor to price to replace cracked glazing only if indicated.				

Section	Description	Quant	Unit	Rate	Price
14.03.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
14.03.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
14.03.11	Contractor to repair or replace weather board to door only if indicated.				
14.03.12	Contractor to repair or replace decayed areas to door only if indicated.				
14.03.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
14.03.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
14.03.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
14.03.16	Carry out proper preparation and full redecoration of door and frame light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
14.04	2 Clock Tower Lodge				
14.04.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
14.04.02	All Joinery repairs or replacements to this house's 4 windows and entrance door are shown in Drawing Number 471304 - 1404 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
14.04.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
14.04.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
14.04.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
14.04.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
14.04.07	Contractor to price to repair or replace Window Cills only if indicated.				
14.04.08	Contractor to price to replace cracked glazing only if indicated.				
14.04.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
14.04.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
14.04.11	Contractor to repair or replace weather board to door only if indicated.				
14.04.12	Contractor to repair or replace decayed areas to door only if indicated.				
14.04.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
14.04.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
14.04.15	Carry out proper preparation and full redecoration of 4 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
14.04.16	Carry out proper preparation and full redecoration of door and frame to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
14.05	3 Clock Tower Lodge				
14.05.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
14.05.02	All Joinery repairs or replacements to this house's 8 windows and entrance door are shown in Drawing Number 471304 - 1405 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
14.05.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
14.05.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
14.05.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
14.05.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
14.05.07	Contractor to price to repair or replace Window Cills only if indicated.				
14.05.08	Contractor to price to replace cracked glazing only if indicated.				
14.05.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
14.05.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
14.05.11	Contractor to repair or replace weather board to door only if indicated.				

Section	Description	Quant	Unit	Rate	Price
14.05.12	Contractor to repair or replace decayed areas to door only if indicated.				
14.05.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
14.05.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
14.05.15	Carry out proper preparation and full redecoration of 8 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
14.05.16	Carry out proper preparation and full redecoration of door and frame to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
14.06	4 Clock Tower Lodge				
14.06.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
14.06.02	All Joinery repairs or replacements to this house's 4 windows and entrance door are shown in Drawing Number 471304 - 1406 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
14.06.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
14.06.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
14.06.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
14.06.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
14.06.07	Contractor to price to repair or replace Window Cills only if indicated.				
14.06.08	Contractor to price to replace cracked glazing only if indicated.				
14.06.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
14.06.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
14.06.11	Contractor to repair or replace weather board to door only if indicated.				
14.06.12	Contractor to repair or replace decayed areas to door only if indicated.				
14.06.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
14.06.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
14.06.15	Carry out proper preparation and full redecoration of 4 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
14.06.16	Carry out proper preparation and full redecoration of door and frame to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
14.07	5 Clock Tower Lodge				
14.07.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
14.07.02	All Joinery repairs or replacements to this house's 6 windows and 2 entrance doors are shown in Drawing Number 471304 - 1407 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
14.07.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
14.07.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
14.07.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
14.07.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
14.07.07	Contractor to price to repair or replace Window Cills only if indicated.				
14.07.08	Contractor to price to replace cracked glazing only if indicated.				
14.07.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
14.07.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
14.07.11	Contractor to repair or replace weather board to door only if indicated.				
14.07.12	Contractor to repair or replace decayed areas to door only if indicated.				
14.07.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
14.07.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				

Section	Description	Quant	Unit	Rate	Price
14.07.15	Carry out proper preparation and full redecoration of 6 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
14.07.16	Carry out proper preparation and full redecoration of 2 doors, 2 frames and 1 borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
14.08	6 Clock Tower Lodge				
14.08.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
14.08.02	All Joinery repairs or replacements to this house's 10 windows and entrance door are shown in Drawing Number 471304 - 1408 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
14.08.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
14.08.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
14.08.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
14.08.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
14.08.07	Contractor to price to repair or replace Window Cills only if indicated.				
14.08.08	Contractor to price to replace cracked glazing only if indicated.				
14.08.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
14.08.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
14.08.11	Contractor to repair or replace weather board to door only if indicated.				
14.08.12	Contractor to repair or replace decayed areas to door only if indicated.				
14.08.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
14.08.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
14.08.15	Carry out proper preparation and full redecoration of 10 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
14.08.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
14.09	7 Clock Tower Lodge				
14.09.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
14.09.02	All Joinery repairs or replacements to this house's 11 windows and entrance door are shown in Drawing Number 471304 - 1409 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
14.09.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
14.09.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
14.09.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
14.09.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
14.09.07	Contractor to price to repair or replace Window Cills only if indicated.				
14.09.08	Contractor to price to replace cracked glazing only if indicated.				
14.09.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
14.09.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
14.09.11	Contractor to repair or replace weather board to door only if indicated.				
14.09.12	Contractor to repair or replace decayed areas to door only if indicated.				
14.09.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
14.09.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
14.09.15	Carry out proper preparation and full redecoration of 11 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
14.09.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				

Section	Description	Quant	Unit	Rate	Price
14.10	8 Clock Tower Lodge				
14.10.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
14.10.02	All Joinery repairs or replacements to this house's 9 windows and entrance door are shown in Drawing Number 471304 - 1410 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
14.10.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
14.10.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
14.10.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
14.10.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
14.10.07	Contractor to price to repair or replace Window Cills only if indicated.				
14.10.08	Contractor to price to replace cracked glazing only if indicated.				
14.10.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
14.10.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
14.10.11	Contractor to repair or replace weather board to door only if indicated.				
14.10.12	Contractor to repair or replace decayed areas to door only if indicated.				
14.10.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
14.10.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
14.10.15	Carry out proper preparation and full redecoration of 9 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
14.10.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
14.11	9 Clock Tower Lodge				
14.11.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
14.11.02	All Joinery repairs or replacements to this house's 4 windows and entrance door are shown in Drawing Number 471304 - 1411 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
14.11.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
14.11.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
14.11.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
14.11.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
14.11.07	Contractor to price to repair or replace Window Cills only if indicated.				
14.11.08	Contractor to price to replace cracked glazing only if indicated.				
14.11.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
14.11.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
14.11.11	Contractor to repair or replace weather board to door only if indicated.				
14.11.12	Contractor to repair or replace decayed areas to door only if indicated.				
14.11.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
14.11.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
14.11.15	Carry out proper preparation and full redecoration of 4 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
14.11.16	Carry out proper preparation and full redecoration of door and frame to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
14.12	10 Clock Tower Lodge				
14.12.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				

Section	Description	Quant	Unit	Rate	Price
14.12.02	All Joinery repairs or replacements to this house's 8 windows and entrance door are shown in Drawing Number 471304 - 1412 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
14.12.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
14.12.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
14.12.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
14.12.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
14.12.07	Contractor to price to repair or replace Window Cills only if indicated.				
14.12.08	Contractor to price to replace cracked glazing only if indicated.				
14.12.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
14.12.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
14.12.11	Contractor to repair or replace weather board to door only if indicated.				
14.12.12	Contractor to repair or replace decayed areas to door only if indicated.				
14.12.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
14.12.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
14.12.15	Carry out proper preparation and full redecoration of 8 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
14.12.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
14.13	11 Clock Tower Lodge				
14.13.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
14.13.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 1413 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
14.13.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
14.13.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
14.13.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
14.13.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
14.13.07	Contractor to price to repair or replace Window Cills only if indicated.				
14.13.08	Contractor to price to replace cracked glazing only if indicated.				
14.13.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
14.13.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
14.13.11	Contractor to repair or replace weather board to door only if indicated.				
14.13.12	Contractor to repair or replace decayed areas to door only if indicated.				
14.13.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
14.13.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
14.13.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
14.13.16	Carry out proper preparation and full redecoration of door and frame to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
14.14	12 Clock Tower Lodge				
14.14.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
14.14.02	All Joinery repairs or replacements to this house's 6 windows and entrance door are shown in Drawing Number 471304 - 1414 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
14.14.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
14.14.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
14.14.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
14.14.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				

Section	Description	Quant	Unit	Rate	Price
14.14.07	Contractor to price to repair or replace Window Cills only if indicated.				
14.14.08	Contractor to price to replace cracked glazing only if indicated.				
14.14.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
14.14.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
14.14.11	Contractor to repair or replace weather board to door only if indicated.				
14.14.12	Contractor to repair or replace decayed areas to door only if indicated.				
14.14.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
14.14.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
14.14.15	Carry out proper preparation and full redecoration of 6 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
14.14.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
14.15	14 Clock Tower Lodge				
14.15.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
14.15.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 1415 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
14.15.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
14.15.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
14.15.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
14.15.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
14.15.07	Contractor to price to repair or replace Window Cills only if indicated.				
14.15.08	Contractor to price to replace cracked glazing only if indicated.				
14.15.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
14.15.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
14.15.11	Contractor to repair or replace weather board to door only if indicated.				
14.15.12	Contractor to repair or replace decayed areas to door only if indicated.				
14.15.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
14.15.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
14.15.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
14.15.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
14.16	Clear and Clean Up to All Houses in this Section				
14.16.01	Contractor to allow to remove scaffolding or other access equipment, temporary protection and netting and move onto the next Section of works as required.				
14.16.02	Contractor to clean up all debris arising from the works and cart away.				
14.16.03	Contractor to clean up garden and path areas of this Section and leave clean and tidy to the satisfaction of the CA and Client.				
15	SECTION 15 This Section of the Works relates to the following Houses: 1 Cedar House 2 Cedar House 3 Cedar House 4 Cedar House 5 Cedar House 6 Cedar House 7 Cedar House 8 Cedar House				

Section	Description	Quant	Unit	Rate	Price
	The contractor should note that the works are to the exterior. Internal reference plans are included for all houses (some have not been accessed) to pick up works internally requiring attention by the occupier or needing to be undertaken with the external repairs to leave windows in good order. Internal works, such as sash cord replacements, adjustments to windows and significant timber repairs will need to be included in this tender to complete the external works properly. In the unlikely event they are completed by the occupier pre-commencement on site, then they will be agreed to be deducted from the repairs section per house with the CA.				
15.01	Scaffolding & Security All Houses in this Section				
15.01.01	Contractor to erect suitable access scaffolding around the works or other access provisions to be agreed with the CA and Client to afford safe access for all the works to this Section. Contractor to maintain access for the residents to each of the front doors at all times during the works as part of the access/scaffolding design and to protect the access with a suitable fan or other protection.				
15.01.02	Contractor to erect suitable temporary fencing/netting to the areas of the works to this section to avoid debris and materials falling and injuring owner/occupiers during the works.				
15.01.03	Contractor to be responsible for regularly clearing debris and waste arising from the works to this section to avoid debris spreading around the estate.				
15.02	Fascia's, Soffits Gutters, Downpipes and Others to this whole Section				
15.02.01	Carefully clean fascia's and soffits, scrape off loose paint and finishes and redecorate to all of the houses to this Section.				
15.02.02	Notify CA immediately on discovery of any rot or defects found for instructions on repairs/replacements using Contingency Sum.				
15.02.03	Carefully clean and re-seal all 5 rainwater downpipes and continuous gutter around the eaves to the building as set out in Part 2, report any damage to the CA for consideration/action.				
15.02.04	Carefully clean all metal vent grills to elevations at high and low level, prepare and paint with appropriate paint as Part 2.				
15.03	1 Cedar House				
15.03.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
15.03.02	All Joinery repairs or replacements to this house's 6 windows and entrance door are shown in Drawing Number 471304 - 1503 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
15.03.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
15.03.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
15.03.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
15.03.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
15.03.07	Contractor to price to repair or replace Window Cills only if indicated.				
15.03.08	Contractor to price to replace cracked glazing only if indicated.				
15.03.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
15.03.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
15.03.11	Contractor to repair or replace weather board to door only if indicated.				
15.03.12	Contractor to repair or replace decayed areas to door only if indicated.				
15.03.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
15.03.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
15.03.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
15.03.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
15.04	2 Cedar House				
15.04.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
15.04.02	All Joinery repairs or replacements to this house's 6 windows and entrance door are shown in Drawing Number 471304 - 1504 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
15.04.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				

Section	Description	Quant	Unit	Rate	Price
15.04.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
15.04.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
15.04.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
15.04.07	Contractor to price to repair or replace Window Cills only if indicated.				
15.04.08	Contractor to price to replace cracked glazing only if indicated.				
15.04.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
15.04.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
15.04.11	Contractor to repair or replace weather board to door only if indicated.				
15.04.12	Contractor to repair or replace decayed areas to door only if indicated.				
15.04.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
15.04.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
15.04.15	Carry out proper preparation and full redecoration of 6 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
15.04.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
15.05	3 Cedar House				
15.05.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
15.05.02	All Joinery repairs or replacements to this house's 3 windows and entrance door are shown in Drawing Number 471304 - 1505 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
15.05.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
15.05.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
15.05.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
15.05.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
15.05.07	Contractor to price to repair or replace Window Cills only if indicated.				
15.05.08	Contractor to price to replace cracked glazing only if indicated.				
15.05.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
15.05.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
15.05.11	Contractor to repair or replace weather board to door only if indicated.				
15.05.12	Contractor to repair or replace decayed areas to door only if indicated.				
15.05.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
15.05.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
15.05.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
15.05.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
15.06	4 Cedar House				
15.06.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
15.06.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 1506 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
15.06.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
15.06.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
15.06.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
15.06.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
15.06.07	Contractor to price to repair or replace Window Cills only if indicated.				
15.06.08	Contractor to price to replace cracked glazing only if indicated.				

Section	Description	Quant	Unit	Rate	Price
15.06.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
15.06.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
15.06.11	Contractor to repair or replace weather board to door only if indicated.				
15.06.12	Contractor to repair or replace decayed areas to door only if indicated.				
15.06.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
15.06.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
15.06.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
15.06.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
15.07	5 Cedar House				
15.07.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
15.07.02	All Joinery repairs or replacements to this house's 3 windows and entrance door are shown in Drawing Number 471304 - 1507 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
15.07.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
15.07.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
15.07.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
15.07.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
15.07.07	Contractor to price to repair or replace Window Cills only if indicated.				
15.07.08	Contractor to price to replace cracked glazing only if indicated.				
15.07.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
15.07.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
15.07.11	Contractor to repair or replace weather board to door only if indicated.				
15.07.12	Contractor to repair or replace decayed areas to door only if indicated.				
15.07.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
15.07.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
15.07.15	Carry out proper preparation and full redecoration of 3 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
15.07.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
15.08	6 Cedar House				
15.08.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
15.08.02	All Joinery repairs or replacements to this house's 4 windows and entrance door are shown in Drawing Number 471304 - 1508 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
15.08.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
15.08.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
15.08.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
15.08.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
15.08.07	Contractor to price to repair or replace Window Cills only if indicated.				
15.08.08	Contractor to price to replace cracked glazing only if indicated.				
15.08.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
15.08.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
15.08.11	Contractor to repair or replace weather board to door only if indicated.				
15.08.12	Contractor to repair or replace decayed areas to door only if indicated.				

Section	Description	Quant	Unit	Rate	Price
15.08.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
15.08.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
15.08.15	Carry out proper preparation and full redecoration of 4 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
15.08.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
15.09	7 Cedar House				
15.09.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
15.09.02	All Joinery repairs or replacements to this house's 6 windows and entrance door are shown in Drawing Number 471304 - 1509 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
15.09.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
15.09.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
15.09.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
15.09.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
15.09.07	Contractor to price to repair or replace Window Cills only if indicated.				
15.09.08	Contractor to price to replace cracked glazing only if indicated.				
15.09.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
15.09.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
15.09.11	Contractor to repair or replace weather board to door only if indicated.				
15.09.12	Contractor to repair or replace decayed areas to door only if indicated.				
15.09.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
15.09.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
15.09.15	Carry out proper preparation and full redecoration of 6 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
15.09.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
15.10	8 Cedar House				
15.10.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
15.10.02	All Joinery repairs or replacements to this house's 6 windows and entrance door are shown in Drawing Number 471304 - 1510 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
15.10.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
15.10.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
15.10.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
15.10.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
15.10.07	Contractor to price to repair or replace Window Cills only if indicated.				
15.10.08	Contractor to price to replace cracked glazing only if indicated.				
15.10.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
15.10.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
15.10.11	Contractor to repair or replace weather board to door only if indicated.				
15.10.12	Contractor to repair or replace decayed areas to door only if indicated.				
15.10.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
15.10.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				

Section	Description	Quant	Unit	Rate	Price
15.10.15	Carry out proper preparation and full redecoration of 6 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
15.10.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
15.11	Clear and Clean Up to All Houses in this Section				
15.11.01	Contractor to allow to remove scaffolding or other access equipment, temporary protection and netting and move onto the next Section of works as required.				
15.11.02	Contractor to clean up all debris arising from the works and cart away.				
15.11.03	Contractor to clean up garden and path areas of this Section and leave clean and tidy to the satisfaction of the CA and Client.				
16	<p>SECTION 16</p> <p>This Section of the Works relates to the following Houses:</p> <p>10 Burnham Court 10 Chapel Court 11 Chapel Court 12 Chapel Court 1 Elm Court 2 Elm Court 3 Elm Court 4 Elm Court 5 Elm Court 6 Elm Court 7 Elm Court 8 Elm Court 9 Elm Court Elm Court Common Area</p> <p>The contractor should note that the works are to the exterior. Internal reference plans are included for all houses (some have not been accessed) to pick up works internally requiring attention by the occupier or needing to be undertaken with the external repairs to leave windows in good order. Internal works, such as sash cord replacements, adjustments to windows and significant timber repairs will need to included in this tender to complete the external works properly. In the unlikely event they are completed by the occupier pre-commencement on site, then they will be agreed to be deducted from the repairs section per house with the CA.</p> <p>16.01 Scaffolding & Security All Houses in this Section</p> <p>16.01.01 Contractor to erect suitable access scaffolding around the works or other access provisions to be agreed with the CA and Client to afford safe access for all the works to this Section. Contractor to maintain access for the residents to each of the front doors at all times during the works as part of the access/scaffolding design and to protect the access with a suitable fan or other protection.</p> <p>16.01.02 Contractor to erect suitable temporary fencing/netting to the areas of the works to this section to avoid debris and materials falling and injuring owner/occupiers during the works.</p> <p>16.01.03 Contractor to be responsible for regularly clearing debris and waste arising from the works to this section to avoid debris spreading around the estate.</p> <p>16.02 Fascia's, Soffits Gutters, Downpipes and Others to this whole Section</p> <p>16.02.01 Carefully clean fascia's and soffits, scrape off loose paint and finishes and redecorate to all of the houses to this Section.</p> <p>16.02.02 Notify CA immediately on discovery of any rot or defects found for instructions on repairs/replacements using Contingency Sum.</p> <p>16.02.03 Carefully clean and re-seal all 9 rainwater downpipes and continuous gutter around the eaves to the building as set out in Part 2, report any damage to the CA for consideration/action.</p> <p>16.02.04 Carefully clean all metal vent grills to elevations at high and low level, prepare and paint with appropriate paint as Part 2.</p> <p>16.03 10 Burnham Court</p> <p>16.03.01 Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.</p> <p>16.03.02 All Joinery repairs or replacements to this house's 9 windows and entrance door are shown in Drawing Number 471304 - 1603 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.</p> <p>16.03.03 Contractor to price to repair or replace Glazing Bars to windows only if indicated.</p> <p>16.03.04 Contractor to price to repair or replace Sash Beads to windows only if indicated.</p> <p>16.03.05 Contractor to price to repair or replace Sash Joints to windows only if indicated.</p>				

Section	Description	Quant	Unit	Rate	Price
16.03.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
16.03.07	Contractor to price to repair or replace Window Cills only if indicated.				
16.03.08	Contractor to price to replace cracked glazing only if indicated.				
16.03.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
16.03.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
16.03.11	Contractor to repair or replace weather board to door only if indicated.				
16.03.12	Contractor to repair or replace decayed areas to door only if indicated.				
16.03.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
16.03.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
16.03.15	Carry out proper preparation and full redecoration of 9 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
16.03.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
16.04	10 Chapel Court				
16.04.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
16.04.02	All Joinery repairs or replacements to this house's 12 windows and entrance door are shown in Drawing Number 471304 - 1604 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
16.04.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
16.04.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
16.04.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
16.04.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
16.04.07	Contractor to price to repair or replace Window Cills only if indicated.				
16.04.08	Contractor to price to replace cracked glazing only if indicated.				
16.04.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
16.04.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
16.04.11	Contractor to repair or replace weather board to door only if indicated.				
16.04.12	Contractor to repair or replace decayed areas to door only if indicated.				
16.04.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
16.04.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
16.04.15	Carry out proper preparation and full redecoration of 12 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
16.04.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
16.04.17	Carefully clean and scrape off render panel, make good any minor damage to give flush finish and redecorate render to colour to match existing as closely as possible to this house.				
16.04.18	Carefully clean all metal railings to elevation to front, prepare and paint with appropriate paint as Part 2.				
16.05	11 Chapel Court				
16.05.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
16.05.02	All Joinery repairs or replacements to this house's 4 windows and entrance door are shown in Drawing Number 471304 - 1605 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
16.05.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
16.05.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
16.05.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
16.05.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				

Section	Description	Quant	Unit	Rate	Price
16.05.07	Contractor to price to repair or replace Window Cills only if indicated.				
16.05.08	Contractor to price to replace cracked glazing only if indicated.				
16.05.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
16.05.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
16.05.11	Contractor to repair or replace weather board to door only if indicated.				
16.05.12	Contractor to repair or replace decayed areas to door only if indicated.				
16.05.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
16.05.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
16.05.15	Carry out proper preparation and full redecoration of 4 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
16.05.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
16.05.17	Carefully clean and scrape off render panel, make good any minor damage to give flush finish and redecorate render to colour to match existing as closely as possible to this house.				
16.05.18	Carefully clean all metal railings to elevation to front, prepare and paint with appropriate paint as Part 2.				
16.06	12 Chapel Court				
16.06.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
16.06.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 1606 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
16.06.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
16.06.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
16.06.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
16.06.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
16.06.07	Contractor to price to repair or replace Window Cills only if indicated.				
16.06.08	Contractor to price to replace cracked glazing only if indicated.				
16.06.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
16.06.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
16.06.11	Contractor to repair or replace weather board to door only if indicated.				
16.06.12	Contractor to repair or replace decayed areas to door only if indicated.				
16.06.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
16.06.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
16.06.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
16.06.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
16.06.17	Carefully clean all metal railings to elevation to front, prepare and paint with appropriate paint as Part 2.				
16.07	1 Elm Court				
16.07.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
16.07.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 1607 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
16.07.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
16.07.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
16.07.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
16.07.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				

Section	Description	Quant	Unit	Rate	Price
16.07.07	Contractor to price to repair or replace Window Cills only if indicated.				
16.07.08	Contractor to price to replace cracked glazing only if indicated.				
16.07.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
16.07.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
16.07.11	Contractor to repair or replace weather board to door only if indicated.				
16.07.12	Contractor to repair or replace decayed areas to door only if indicated.				
16.07.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
16.07.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
16.07.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
16.07.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
16.08	2 Elm Court				
16.08.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
16.08.02	All Joinery repairs or replacements to this house's 4 windows and entrance door are shown in Drawing Number 471304 - 1608 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
16.08.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
16.08.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
16.08.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
16.08.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
16.08.07	Contractor to price to repair or replace Window Cills only if indicated.				
16.08.08	Contractor to price to replace cracked glazing only if indicated.				
16.08.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
16.08.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
16.08.11	Contractor to repair or replace weather board to door only if indicated.				
16.08.12	Contractor to repair or replace decayed areas to door only if indicated.				
16.08.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
16.08.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
16.08.15	Carry out proper preparation and full redecoration of 4 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
16.08.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
16.09	3 Elm Court				
16.09.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
16.09.02	All Joinery repairs or replacements to this house's 6 windows and entrance door are shown in Drawing Number 471302 - 1609 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
16.09.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
16.09.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
16.09.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
16.09.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
16.09.07	Contractor to price to repair or replace Window Cills only if indicated.				
16.09.08	Contractor to price to replace cracked glazing only if indicated.				
16.09.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				

Section	Description	Quant	Unit	Rate	Price
16.09.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
16.09.11	Contractor to repair or replace weather board to door only if indicated.				
16.09.12	Contractor to repair or replace decayed areas to door only if indicated.				
16.09.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
16.09.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
16.09.15	Carry out proper preparation and full redecoration of 6 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
16.09.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
16.09.17	Carefully clean and scrape off render panel, make good any minor damage to give flush finish and redecorate render to colour to match existing as closely as possible to this house.				
16.10	4 Elm Court				
16.10.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
16.10.02	All Joinery repairs or replacements to this house's 3 windows and entrance door are shown in Drawing Number 471304 - 1610 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
16.10.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
16.10.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
16.10.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
16.10.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
16.10.07	Contractor to price to repair or replace Window Cills only if indicated.				
16.10.08	Contractor to price to replace cracked glazing only if indicated.				
16.10.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
16.10.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
16.10.11	Contractor to repair or replace weather board to door only if indicated.				
16.10.12	Contractor to repair or replace decayed areas to door only if indicated.				
16.10.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
16.10.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
16.10.15	Carry out proper preparation and full redecoration of 3 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
16.10.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
16.11	5 Elm Court				
16.11.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
16.11.02	All Joinery repairs or replacements to this house's 6 windows and entrance door are shown in Drawing Number 471304 - 1611 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
16.11.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
16.11.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
16.11.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
16.11.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
16.11.07	Contractor to price to repair or replace Window Cills only if indicated.				
16.11.08	Contractor to price to replace cracked glazing only if indicated.				
16.11.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
16.11.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
16.11.11	Contractor to repair or replace weather board to door only if indicated.				
16.11.12	Contractor to repair or replace decayed areas to door only if indicated.				

Section	Description	Quant	Unit	Rate	Price
16.11.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
16.11.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
16.11.15	Carry out proper preparation and full redecoration of 6 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
16.11.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
16.11.17	Carefully clean and scrape off render panel, make good any minor damage to give flush finish and redecorate render to colour to match existing as closely as possible to this house.				
16.12	6 Elm Court				
16.12.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
16.12.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 1612 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
16.12.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
16.12.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
16.12.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
16.12.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
16.12.07	Contractor to price to repair or replace Window Cills only if indicated.				
16.12.08	Contractor to price to replace cracked glazing only if indicated.				
16.12.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
16.12.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
16.12.11	Contractor to repair or replace weather board to door only if indicated.				
16.12.12	Contractor to repair or replace decayed areas to door only if indicated.				
16.12.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
16.12.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
16.12.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
16.12.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
16.13	7 Elm Court				
16.13.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
16.13.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 1613 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
16.13.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
16.13.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
16.13.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
16.13.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
16.13.07	Contractor to price to repair or replace Window Cills only if indicated.				
16.13.08	Contractor to price to replace cracked glazing only if indicated.				
16.13.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
16.13.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
16.13.11	Contractor to repair or replace weather board to door only if indicated.				
16.13.12	Contractor to repair or replace decayed areas to door only if indicated.				
16.13.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				

Section	Description	Quant	Unit	Rate	Price
16.13.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
16.13.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
16.13.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
16.13.17	Carefully clean and scrape off render panel, make good any minor damage to give flush finish and redecorate render to colour to match existing as closely as possible to this house.				
16.14	8 Elm Court				
16.14.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
16.14.02	All Joinery repairs or replacements to this house's 5 windows and entrance door are shown in Drawing Number 471304 - 1614 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
16.14.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
16.14.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
16.14.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
16.14.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
16.14.07	Contractor to price to repair or replace Window Cills only if indicated.				
16.14.08	Contractor to price to replace cracked glazing only if indicated.				
16.14.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
16.14.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
16.14.11	Contractor to repair or replace weather board to door only if indicated.				
16.14.12	Contractor to repair or replace decayed areas to door only if indicated.				
16.14.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
16.14.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
16.14.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
16.14.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
16.15	9 Elm Court				
16.15.01	Joinery Repairs to this house to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
16.15.02	All Joinery repairs or replacements to this house's 6 windows and entrance door are shown in Drawing Number 471304 - 1615 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
16.15.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
16.15.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
16.15.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
16.15.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
16.15.07	Contractor to price to repair or replace Window Cills only if indicated.				
16.15.08	Contractor to price to replace cracked glazing only if indicated.				
16.15.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
16.15.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
16.15.11	Contractor to repair or replace weather board to door only if indicated.				
16.15.12	Contractor to repair or replace decayed areas to door only if indicated.				
16.15.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
16.15.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
16.15.15	Carry out proper preparation and full redecoration of 6 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				

Section	Description	Quant	Unit	Rate	Price
16.15.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
16.15.17	Carefully clean and scrape off render panel, make good any minor damage to give flush finish and redecorate render to colour to match existing as closely as possible to this house.				
16.16	Common Area Elm Court				
16.16.01	Joinery Repairs to this area to be undertaken externally only, unless the extent of repair requires a complete replacement sections.				
16.16.02	All Joinery repairs or replacements to this section's 5 windows and entrance door are shown in Drawing Number 471304 - 1616 and the referencing of repairs as highlighted in the drawings are shown in the Part 2 Workmanship.				
16.16.03	Contractor to price to repair or replace Glazing Bars to windows only if indicated.				
16.16.04	Contractor to price to repair or replace Sash Beads to windows only if indicated.				
16.16.05	Contractor to price to repair or replace Sash Joints to windows only if indicated.				
16.16.06	Contractor to price to repair or replace Sash Rails to windows only if indicated.				
16.16.07	Contractor to price to repair or replace Window Cills only if indicated.				
16.16.08	Contractor to price to replace cracked glazing only if indicated.				
16.16.09	Contractor to allow to service / adjust all windows to this house on completion to leave in good working order and where spiral balances are evident these are to be replaced or serviced if defective or indicated as bound or difficult to open.				
16.16.10	Contractor to repair or replace frame and joinery to fixed window over door only if indicated.				
16.16.11	Contractor to repair or replace weather board to door only if indicated.				
16.16.12	Contractor to repair or replace decayed areas to door only if indicated.				
16.16.13	Contractor to repair or replace impact damaged or crack and loose stone to reveals to window and door openings, where water penetration may occur, if indicated.				
16.16.14	Contractor to check all sealants to perimeter of window and doors where meeting reveals and replace sealant to leave water tight.				
16.16.15	Carry out proper preparation and full redecoration of 5 windows to this house, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
16.16.16	Carry out proper preparation and full redecoration of door, frame and borrowed light to this section, level of preparation required will be governed by extent of repairs and defects to paintwork present as indicated.				
16.17	Clear and Clean Up to All Houses in this Section				
16.17.01	Contractor to allow to remove scaffolding or other access equipment, temporary protection and netting and move onto the next Section of works as required.				
16.17.02	Contractor to clean up all debris arising from the works and cart away.				
16.17.03	Contractor to clean up garden and path areas of this Section and leave clean and tidy to the satisfaction of the CA and Client.				
17	SECTION 17 This Section of the Works relates to the following Elements: Bin Store 1 Bin Store 2 Bin Store 3 Bin Store 4 Bin Store 5 Bin Store 6 Bin Store 7 Bin Store 8 Thurnham Court Vent Tower Bowes Court Cupboard Street Lighting Street Signage				
17.01	Bin Store 1				
17.01.01	All work relates to Bin Store shown on Drawing Number 471304 - 1701 and the referencing of repairs as shown in the Part 2 Workmanship.				
17.01.02	Carefully clean fascia's and soffits, scrape off loose paint and finishes and redecorate to all sides of this bin store.				
17.01.03	Notify CA immediately on discovery of any rot or defects found hidden behind gutters, for instructions on repairs/replacements using Contingency Sum.				
17.01.04	Carefully clean and re-seal rainwater downpipe and continuous gutter around the eaves to the building as set out in Part 2, report any damage to the CA for consideration/action.				

Section	Description	Quant	Unit	Rate	Price
17.01.05	Allow to cut out sections of cill and main frame upright to 3 corners where found rotten, beyond decayed timber and replace with new pre-treated timber sections, properly scarfed ready for painting.				
17.01.06	Check all cladding boards and frame and undertake localised resin repairs before decoration.				
17.01.07	Allow to refix loose cladding boards to rear side with new fixings.				
17.01.08	Allow to make new matching right hand door to replace missing door (type and design to match left hand door still on site), hang to match ease and leave both in good working order.				
17.01.09	Carefully clean all painted and treated timber including doors, scrape off loose paint and finishes and redecorate to all sides of this bin store.				
17.02	Bin Store 2				
17.02.01	All work relates to Bin Store shown on Drawing Number 471304 - 1701 and the referencing of repairs as shown in the Part 2 Workmanship.				
17.02.02	Carefully clean fascia's and soffits, scrape off loose paint and finishes and redecorate to all sides of this bin store.				
17.02.03	Notify CA immediately on discovery of any rot or defects found, for instructions on repairs/replacements using Contingency Sum.				
17.02.04	Allow to cut out sections of cill and main frame upright to 1 corner where found rotten, beyond decayed timber and replace with new pre-treated timber sections, properly scarfed ready for painting.				
17.02.05	Check all cladding boards and frame and undertake localised resin repairs before decoration.				
17.02.06	Allow to cut out defective cladding boards and base rail to 2 low level side doors and re-make in matching timber (pre-treated) and prepare ready for painting.				
17.02.07	Carefully clean all painted and treated timber including side doors, scrape off loose paint and finishes and redecorate to all sides of this bin store.				
17.03	Bin Store 3				
17.03.01	All work relates to Bin Store shown on Drawing Number 471304 - 1701 and the referencing of repairs as shown in the Part 2 Workmanship.				
17.03.02	Carefully clean fascia's and soffits, scrape off loose paint and finishes and redecorate to all sides of this bin store.				
17.03.03	Notify CA immediately on discovery of any rot or defects found, for instructions on repairs/replacements using Contingency Sum.				
17.03.04	Allow to cut out sections of cill and main frame upright to 1 corner where found rotten, beyond decayed timber and replace with new pre-treated timber sections, properly scarfed ready for painting.				
17.03.05	Check all cladding boards and frame and undertake localised resin repairs before decoration.				
17.03.06	Allow to cut out defective cladding boards and base rail to 2 low level side doors and re-make in matching timber (pre-treated) and prepare ready for painting.				
17.03.07	Carefully clean all painted and treated timber including side doors, scrape off loose paint and finishes and redecorate to all sides of this bin store.				
17.03.08	Carefully clean and scrape off render panels, make good any minor damage to give flush finish and redecorate render to colour to match existing as closely as possible to this store.				
17.04	Bin Store 4				
17.04.01	All work relates to Bin Store shown on Drawing Number 471304 - 1701 and the referencing of repairs as shown in the Part 2 Workmanship.				
17.04.02	Carefully clean fascia's and soffits, scrape off loose paint and finishes and redecorate to all sides of this bin store.				
17.04.03	Notify CA immediately on discovery of any rot or defects found, for instructions on repairs/replacements using Contingency Sum.				
17.04.04	Allow to cut out sections of cill and main frame upright to 2 corner where found rotten, beyond decayed timber and replace with new pre-treated timber sections, properly scarfed ready for painting.				
17.04.05	Check all cladding boards and frame and undertake localised resin repairs before decoration.				
17.04.06	Carefully clean all painted and treated timber, scrape off loose paint and finishes and redecorate to all sides of this bin store.				
17.04.07	Carefully clean and scrape off render panels, make good any minor damage to give flush finish and redecorate render to colour to match existing as closely as possible to this store.				
17.05	Bin Store 5				
17.05.01	All work relates to Bin Store shown on Drawing Number 471304 - 1701 and the referencing of repairs as shown in the Part 2 Workmanship.				
17.05.02	Carefully clean fascia's and soffits, scrape off loose paint and finishes and redecorate to all sides of this bin store.				
17.05.03	Notify CA immediately on discovery of any rot or defects found, for instructions on repairs/replacements using Contingency Sum.				
17.05.04	Allow to cut out sections of cill and main frame upright to 2 corners and entrance area where found rotten, beyond decayed timber and replace with new pre-treated timber sections, properly scarfed ready for painting.				
17.05.05	Check all cladding boards and frame and undertake localised resin repairs before decoration.				

Section	Description	Quant	Unit	Rate	Price
17.05.06	Allow to cut out defective cladding boards and base rail to 2 low level side doors and re-make in matching timber (pre-treated) and prepare ready for painting.				
17.05.07	Carefully clean all painted and treated timber including side doors, scrape off loose paint and finishes and redecorate to all sides of this bin store.				
17.05.08	Carefully clean and scrape off render panels, make good any minor damage to give flush finish and redecorate render to colour to match existing as closely as possible to this store.				
17.06	Bin Store 6				
17.06.01	All work relates to Bin Store shown on Drawing Number 471304 - 1701 and the referencing of repairs as shown in the Part 2 Workmanship.				
17.06.02	Carefully clean fascia's and soffits, scrape off loose paint and finishes and redecorate to all sides of this bin store.				
17.06.03	Notify CA immediately on discovery of any rot or defects found, for instructions on repairs/replacements using Contingency Sum.				
17.06.04	Allow to cut out sections of cill and main frame upright to corners and entrance area where found poorly repaired, beyond decayed timber and replace with new pre-treated timber sections, properly scarfed ready for painting.				
17.06.05	Check all cladding boards and frame and undertake localised resin repairs before decoration.				
17.06.06	Allow to cut out defective cladding boards and base rail to 2 low level side doors and re-make in matching timber (pre-treated) and prepare ready for painting.				
17.06.07	Carefully clean all painted and treated timber including side doors, scrape off loose paint and finishes and redecorate to all sides of this bin store.				
17.06.08	Carefully clean and scrape off render panels, make good any minor damage to give flush finish and redecorate render to colour to match existing as closely as possible to this store.				
17.07	Bin Store 7				
17.07.01	All work relates to Bin Store shown on Drawing Number 471304 - 1701 and the referencing of repairs as shown in the Part 2 Workmanship.				
17.07.02	Carefully clean fascia's and soffits, scrape off loose paint and finishes and redecorate to all sides of this bin store.				
17.07.03	Notify CA immediately on discovery of any rot or defects found, for instructions on repairs/replacements using Contingency Sum.				
17.07.04	Allow to cut out sections of cill and main frame upright to 3 corners and post where rotting, beyond decayed timber and replace with new pre-treated timber sections, properly scarfed ready for painting.				
17.07.05	Check all cladding boards and frame and undertake localised resin repairs before decoration.				
17.07.06	Allow to cut out defective cladding boards and base rail to 2 low level side doors and re-make in matching timber (pre-treated) and prepare ready for painting.				
17.07.07	Carefully clean all painted and treated timber including side doors, scrape off loose paint and finishes and redecorate to all sides of this bin store.				
17.07.08	Carefully clean and scrape off render panels, make good any minor damage to give flush finish and redecorate render to colour to match existing as closely as possible to this store.				
17.08	Bin Store 8				
17.08.01	All work relates to Bin Store shown on Drawing Number 471304 - 1701 and the referencing of repairs as shown in the Part 2 Workmanship.				
17.08.02	Carefully clean fascia's and soffits, scrape off loose paint and finishes and redecorate to all sides of this bin store.				
17.08.03	Notify CA immediately on discovery of any rot or defects found, for instructions on repairs/replacements using Contingency Sum.				
17.08.04	Allow to cut out sections of cill and main frame upright to 2 corners and cill to side where rotting, beyond decayed timber and replace with new pre-treated timber sections, properly scarfed ready for painting.				
17.08.05	Check all cladding boards and frame and undertake localised resin repairs before decoration.				
17.08.06	Allow to cut out defective cladding boards and base rail to 2 low level side doors and re-make in matching timber (pre-treated) and prepare ready for painting.				
17.08.07	Carefully clean all painted and treated timber including side doors, scrape off loose paint and finishes and redecorate to all sides of this bin store.				
17.08.08	Carefully clean and scrape off render panels, make good any damage to give flush finish and redecorate render to colour to match existing as closely as possible to this store.				
17.09	Thurnham Court Vent Tower				
17.09.01	All work relates to Thurnham Court Vent Tower Store shown on Drawing Number 471304 - 1701 and the referencing of repairs as shown in the Part 2 Workmanship.				
17.09.02	Contractor to erect suitable access scaffolding around the Tower or other access provisions to be agreed with the CA and Client to afford safe access for all the works to this Section. Contractor to close off access for the residents to the area at all times during the works.				
17.09.03	Contractor to erect suitable temporary fencing/netting to the areas of the works to this section to avoid debris and materials falling and injuring owner/occupiers during the works.				

Section	Description	Quant	Unit	Rate	Price
17.09.04	Contractor to be responsible for regularly clearing debris and waste arising from the works to this section to avoid debris spreading around the estate.				
17.09.05	Carefully dismantle the roof covering, setting aside slates, battens and fittings.				
17.09.06	Lift off and dismantle the rotten wooden framed tower capping, rebuild to match existing with new pre-treated timbers, design and style to match as closely as possible, and reinstate on the blockwork base.				
17.09.07	Construct new light weight roof frame to match existing, re-cover with new felt, battens and the salvaged slates and hips, bed in cement mortar to match existing.				
17.09.08	Carefully clean all painted and treated timber, scrape off loose paint and finishes and redecorate to all sides of this capping.				
17.10	Bowes Court Cupboard				
17.10.01	Note: This cupboard may contain service meters and fittings and should not be disturbed.				
17.10.02	Contractor to erect suitable temporary fencing/netting to the areas of the works to this section to avoid debris and materials falling and injuring owner/occupiers during the works.				
17.10.03	Contractor to be responsible for regularly clearing debris and waste arising from the works to this section to avoid debris spreading around the estate.				
17.10.04	Notify CA immediately on discovery of any rot or defects found, for instructions on repairs/replacements using Contingency Sum.				
17.10.05	Carefully clean all painted and treated timber, including doors and fascia's, scrape off loose paint and finishes and redecorate.				
17.11	Street Lighting				
17.11.01	Contractor to erect suitable access for each lamp post to be agreed with the CA and Client to afford safe access for all the works to this Section. Contractor to close off access for the residents to the area at all times during the works.				
17.11.02	Contractor to erect suitable temporary fencing/netting to the areas of the works to this section to avoid debris and materials falling and injuring owner/occupiers during the works.				
17.11.03	Allow to clean down each of the 16 lamp posts on site (2 not yet painted) and prepare and decorate previously painted metal surfaces to match.				
17.12	Street Signage				
17.12.01	Contractor to erect suitable temporary fencing/netting to the areas of the works to this section to avoid debris and materials falling and injuring owner/occupiers during the works.				
17.12.02	Allow to clean down each of the pairs of posts to the 27 estate signs on site and prepare and decorate previously painted surfaces to match.				
18	SECTION 18				
18.01	Clean Down and Handover				
18.01.01	Contractor to allow to remove scaffolding or other access equipment, temporary protection, contractors compound, fencing, temporary offices, toilets and netting and remove from site at completion.				
18.01.02	Contractor to clean up all debris arising from the works and cart away.				
18.01.03	Contractor to clean up all garden and path areas of the estate and leave clean and tidy to the satisfaction of the CA and Client.				