

DATED: 19th September 2025

INDUSTRIAL DWELLINGS SOCIETY
AND
SER CONTRACTOR LTD

CONTRACT
RELATING TO THE WHOLE ESTATE IMPROVEMENT
WORKS INCLUSIVE OF ROOF, WINDOW AND DOOR
REPLACEMENTS, EXTERNAL FABRIC REPAIRS,
REDECORATION AND OTHER MISCELLANEOUS
WORKS
AT
STEPNEY GREEN COURT, STEPNEY GREEN,
LONDON E1 3LJ

CONTRACT DOCUMENT

Signed

Sep 19, 2025 15:39:36 GMT+1

The Industrial Dwellings Society (1885) Limited

Employer

J Lally

J Lally (Sep 23, 2025 12:16:44 GMT+1)

Signed

Ser Contractor Ltd

Contractor

Contract Document

Stepney Green Court,
Stepney Green,
London E1 3LJ

Prepared on behalf of
Industrial Dwellings Society
143 Stoke Newington Road,
London,
N16 8BP

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Authorised for Issue:

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For and on behalf of Baily Garner LLP

Sep 19, 2025

Revision	Issue Date	Reason for Issue
01	5 September 2025	Draft contract issue for comment

Industrial Dwellings Society

Stepney Green Court – Major Works Programme

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Stepney Green Court – Major Works Programme

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SECTION

1

ICD 2024 Intermediate Building Contract with
contractor's design 2024



This document has changed from the published version. A comparison document must be provided.

ICD 2024 Intermediate Building Contract with contractor's design 2024

2024 INTERMEDIATE BUILDING CONTRACT

Intermediate Building Contract with contractor's design (ICD)

Appropriate:

- where the proposed building works are of simple content involving the normal, recognised basic trades and skills of the industry, without building service installations of a complex nature or other complex specialist work;
- where the works are designed, the requirements for the contractor's design of discrete part(s) are detailed by or on behalf of the Employer, and the Contractor is required to design those part(s) of the work (Contractor's Designed Portion);
- where fairly detailed contract provisions are necessary and the Employer is to provide drawings and bills of quantities, a specification or work schedules to define adequately the quantity and quality of the work; and
- where an Architect/Contract Administrator and Quantity Surveyor are to administer the conditions.

This contract is more detailed and contains more extensive control procedures than the Minor Works Building Contract with contractor's design (MWD) but is less detailed than the Standard Building Contract (SBC).

Can be used:

- where the works are to be carried out in sections;
- by both private and local authority employers;
- where provisions are required to cover named specialists.

Not suitable:

- as a design and build contract.

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For 2024 Edition changes, see the Intermediate Building Contract Guide (IC/G) and the Tracked Change Document.

www.jctltd.co.uk

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Agreement

This Agreement

is made the _____ 20_____

Between

The Employer

Industrial Dwellings Society

Place of incorporation: England and Wales

(Company No. IP14044R)^[1]

whose registered office is at 143 Stoke Newington Road, London N16 8BP

And

The Contractor

SER Contractor Ltd

Place of incorporation: England and Wales

(Company No. 07468643)^[1]

whose registered office is at Hunter's Hall Farm, Epping Upland, Epping, Essex CM16 6PL

[1] Where the Employer or Contractor is neither a company incorporated under the Companies Acts nor a company registered under the laws of another country, delete the references to Company number and registered office. In the case of a company incorporated outside England and Wales, particulars of its place of incorporation should be inserted immediately before its Company number. As to execution by foreign companies and matters of jurisdiction, see the Intermediate Building Contract Guide.

Recitals

Whereas

First

the Employer wishes to have the following work carried out^[2]:

Whole Estate Improvement Works inclusive of roof, window and door replacements, external fabric repairs and redecoration and other miscellaneous works

at

Stepney Green Court, London, E1 3NQ ('the Works')

and has had drawings and specification or work schedules prepared which show and describe the work to be done;

Second

the Works include the design and construction of^[3]

The Works include the design and construction of: all contract works, as detailed in the Specification ('the Contractor's Designed Portion');

Third

the drawings are listed in Appendix C of the specification of works annexed to this Contract ('the Contract Drawings') and have for identification been signed or initialled by or on behalf of each Party^[4];

Fourth

the Employer has supplied to the Contractor:

the Specification^[5]

the Work Schedules^[5]

other documents showing or describing or otherwise stating its requirements for the design and construction of the Contractor's Designed Portion ('the Employer's Requirements')

[2] State nature and location of intended works.

[3] State nature of work in the Contractor's Designed Portion. If the space here is insufficient a separate list should be prepared, signed or initialled by or on behalf of each Party and identified here, either as a specified Annex to this Contract or by its reference number, date or other identifier. The Contractor's Designed Portion **must not** include any element of the Works or their design which is to be carried out by a Named Sub-Contractor – see the Intermediate Building Contract Guide.

[4] State the identifying numbers of the Contract Drawings or identify the schedule of drawings or other document listing them, which should be annexed to this Contract, and make the appropriate deletions. The drawings themselves should be signed or initialled by or on behalf of each Party.

[5] Delete as appropriate.

Fifth

the Contractor has:

- (A) priced the Specification/Work Schedules^[6] (as priced, 'the Priced Document'), the total of such pricing being the Contract Sum stated in Article 2 ('Pricing Option A');

but a priced schedule of activities ('the Activity Schedule') is not provided;

the Priced Document, the priced Activity Schedule, where provided, and (where Pricing Option B applies) the (unpriced) Specification have each for identification been signed or initialled by or on behalf of each Party;

Sixth

in response to the Employer's Requirements the Contractor has supplied to the Employer:

- documents showing and describing the Contractor's proposals for the design and construction of the Contractor's Designed Portion ('the Contractor's Proposals'); and
- an analysis of the portion of the Contract Sum relating to the Contractor's Designed Portion ('the CDP Analysis');

Seventh

the Employer has examined the Contractor's Proposals and, subject to the Conditions, is satisfied that they appear to meet the Employer's Requirements.^[6] The Employer's Requirements, the Contractor's Proposals and the CDP Analysis have each for identification been signed or initialled by or on behalf of each Party and particulars of each are given in the Contract Particulars;

Eighth

for the purposes of the Construction Industry Scheme (CIS) under the Finance Act 2004, the status of the Employer is, as at the Base Date, that stated in the Contract Particulars;

Ninth

a schedule ('the Information Release Schedule') which states the information the Architect/Contract Administrator will release and the time of that release is not provided;

Tenth

for the purposes of the Construction (Design and Management) Regulations 2015 (the 'CDM Regulations') the status of the project that comprises or includes the Works is stated in the Contract Particulars;

Eleventh

the division of the Works into Sections is shown in the Specification or in such other documents as are identified in the Contract Particulars^[7];

Twelfth

the Contract is not supplemented by a Framework Agreement;

[6] Where the Employer has accepted a divergence from its requirements in the proposals submitted by the Contractor, the divergence should be removed by amending the Employer's Requirements before the Contract is executed.

[7] Delete the Eleventh Recital if the Works are not divided into Sections.

Thirteenth

whether any of Supplemental Provisions 1 to 3 apply is stated in the Contract Particulars;

Articles

Now it is hereby agreed as follows

Article 1 Contractor's obligations

The Contractor shall carry out and complete the Works in accordance with the Contract Documents.

Article 2 Contract Sum

The Employer shall pay the Contractor at the times and in the manner specified in the Conditions the VAT-exclusive sum of

Five million, ninety thousand, seven hundred thirty-one pounds and forty-five pence (£5,090,731.45) ('the Contract Sum')

or such other sum as becomes payable under this Contract.

Article 3 Collaborative working

The Parties shall work with each other and with other project team members in a co-operative and collaborative manner, in good faith and in a spirit of trust and respect. To that end, each shall support collaborative behaviour and address behaviour which is not collaborative.

Article 4 Contract Administrator

For the purposes of this Contract the Architect/Contract Administrator is

Baily Garner LLP

of

146-148 Eltham Hill
Eltham
London
SE9 5DY

or, if it ceases to be the Architect/Contract Administrator, such other person as the Employer nominates in accordance with clause 3.4 of the Conditions.

Article 5 Quantity Surveyor

For the purposes of this Contract the Quantity Surveyor^[8] is

Baily Garner LLP

of

146-148 Eltham Hill
Eltham
London
SE95DY

[8] If the Architect/Contract Administrator is to exercise the Quantity Surveyor's functions under the Conditions, its name should be inserted in Article 5.

or, if it ceases to be the Quantity Surveyor, such other person as the Employer nominates in accordance with clause 3.4 of the Conditions.

Article 6 **CDM Regulations – Principal Designer and Principal Contractor**

For the purposes of the CDM Regulations:

the Principal Designer is

SER Contractor Ltd

of

Hunters Hall Farm, Epping Upland, Epping

or such replacement as the Employer at any time appoints to fulfil that role;

the Principal Contractor is the Contractor or such replacement as the Employer at any time appoints to fulfil that role.

Article 7 **Building Regulations – Principal Designer and Principal Contractor**

For the purposes of the Building Regulations:

the Principal Designer is

SER Contractor Ltd

of

Hunters Hall Farm, Epping Upland, Epping, Essex, CM16 6PL

or such replacement as the Employer at any time appoints to fulfil that role;

the Principal Contractor is the Contractor or such replacement as the Employer at any time appoints to fulfil that role.

Article 8 **Adjudication**

If any dispute or difference arises under this Contract, either Party may refer it to adjudication in accordance with clause 9.3.^[9]

Article 9 **Arbitration**

Where Article 9 applies^[10], then, subject to Article 8 and the exceptions set out below, any dispute or difference between the Parties of any kind whatsoever arising out of or in connection with this Contract shall be referred to arbitration in accordance with clauses 9.4 to 9.9 and the JCT 2024 edition of the [Construction Industry Model Arbitration Rules](#) (CIMAR). The exceptions to this Article 9 are:

- any disputes or differences arising under or in respect of the Construction Industry Scheme or VAT, to the extent that legislation provides another method of resolving such disputes or differences; and
- any disputes or differences in connection with the enforcement of any decision of an Adjudicator.

[9] As to adjudication in cases where the Employer is a residential occupier within the meaning of section 106 of the Housing Grants, Construction and Regeneration Act 1996, see the Intermediate Building Contract Guide.

[10] If it is intended, subject to the right of adjudication and exceptions stated in Article 9, that disputes or differences should be determined by arbitration and not by legal proceedings, the Contract Particulars **must** state that Article 9 and clauses 9.4 to 9.9 apply and the words "do not apply" **must** be deleted. If the Parties wish any dispute or difference to be determined by the courts of another jurisdiction the appropriate amendment should be made to Article 10 (see also clause 1.12).

Article 10 **Legal proceedings^[10]**

Subject to Article 8 and (where it applies) to Article 9, the English courts shall have jurisdiction over any dispute or difference between the Parties which arises out of or in connection with this Contract.

Contract Particulars

Note: An asterisk * indicates where selection has been or should have been made.

Fourth Recital

Employer's Requirements
(State reference numbers and dates or other identifiers of the relevant documents.)^[11]

Invitation to Tender
Specification of Works

Sixth Recital

Contractor's Proposals
(State reference numbers and dates or other identifiers of the relevant documents.)^[11]

The Contractor's Proposals in relation to the CDP shall be submitted to the Contract Administrator for instruction/approval. The Contract Administrator shall review and confirm that the Contractor's Proposals are compliant with the Employer's Requirements as detailed in The Specification of Works.

CDP Analysis
(State reference numbers and dates or other identifiers of the relevant documents.)^[11]

not required

Eighth Recital and clause 4.6

Construction Industry Scheme (CIS)

Employer at the Base Date
* is not a 'contractor'
for the purposes of the CIS

Tenth Recital

CDM Regulations^[12]

the project
* is notifiable

Eleventh Recital

Description of Sections (if any)
(If not shown or described in the Bills of Quantities/Specification/Work Schedules or the Contract Drawings, state the reference numbers and dates or other identifiers of documents in which they are shown.)^[11]

Section 1 - Works to properties funded by Warm Homes: Social Housing Fund (WHSHF) Wave 3 funding as detailed within Appendix G of the Specification.
Section 2 - All other areas.

[11] If the relevant document or set of documents takes the form of an Annex to this Contract, it is sufficient to refer to that Annex.

[12] Under the CDM Regulations a project is notifiable if the construction work on a construction site is scheduled either to last longer than 30 working days and have more than 20 workers working simultaneously at any point in the project or to exceed 500 person days.

Thirteenth Recital and Schedule 4

Supplemental Provisions^[13]

(Where neither entry against one of Supplemental Provisions 1 to 3 below is deleted, that Supplemental Provision applies.)

- Supplemental Provision 1: Health and safety
 - * applies
- Supplemental Provision 2: Cost savings and value improvements
 - * applies
- Supplemental Provision 3: Performance Indicators and monitoring
 - * does not apply

Article 9

Arbitration

(If neither entry is deleted, Article 9 and clauses 9.4 to 9.9 do not apply. If disputes and differences are to be determined by arbitration and not by legal proceedings, it must be stated that Article 9 and clauses 9.4 to 9.9 apply.)^[14]

- Article 9 and clauses 9.4 to 9.9 (Arbitration)
 - * apply

1.1

Base Date

15 July 2025

BIM Protocol (where applicable)

(State title, edition, date or other identifiers of the relevant documents.)

Not applicable

Sections: Dates for Completion of Sections^[15]

Section Section 1 : 31 March 2025
Section Section 2 : 30 November 2026

1.7.3

Addresses for service of notices by the Parties

(If a Party's address is not stated, it shall, subject to clause 1.7.3, be that shown at the commencement of the Agreement.)^[16]

Employer

Industrial Dwellings Society,
143 Stoke Newington Road
London N16 8BP

Contractor

-
- [13] Supplemental Provision 4 (Transparency) applies only where the Employer is a Local or Public Authority or other body to which the Freedom of Information Act 2000 applies; Supplemental Provision 5 (The Public Contracts Regulations 2015) applies only where the Employer is a Local or Public Authority and this Contract is subject to the PC Regulations.
- [14] On factors to be taken into account by the Parties in considering whether disputes are to be determined by arbitration or by legal proceedings, see the Intermediate Building Contract Guide. See also footnote [10].
- [15] Continue on further sheets if necessary, which should be signed or initialled by or on behalf of each Party and then be annexed to this Contract.
- [16] As to service of notices etc. outside the United Kingdom, see the Intermediate Building Contract Guide.

SER Contractor Ltd,
Hunter's Hall Farm,
Epping Upland, Epping,
Essex CM16 6PL

The respective email addresses for the Parties are

Employer's email

rsmith@ids.org.uk

Contractor's email

costin.serban@sercontractor.co.uk

or, subject to clause 1.7.3, such other email address as each Party may notify to the other from time to time

1.7.4.2

Service of notices by email

(If neither entry is deleted or an email address for each Party is not specified, clause 1.7.4.2 shall not apply.)

Clause 1.7.4.2
* applies

Employer's email

rsmith@ids.org.uk

Contractor's email

costin.serban@sercontractor.co.uk

2.4

Sections: Dates of Possession of Sections^[15]

Section Section 1 : 6 October 2025

Section Section 2 : 6 October 2025

2.5

Sections: deferment of possession of Sections

Clause 2.5
* applies

Maximum period of deferment (if less than 6 weeks) is^[15]

Section Section 1 :

2.23.2

Sections: rate of liquidated damages for each Section^[15]

Section Section 1 : £2,350.00 per Calendar week or pro rata thereof

Section Section 2 : £1,175.00 per Calendar week or pro rata thereof

2.29

Sections: Section Sums^[15]

Section Section 1 : £N/A
Section Section 2 : £N/A

2.30

Sections: Rectification Periods^[15]

(If no other period is stated, the period is 6 months.)

Section Section 1 : 12 months months
Section Section 2 : 12 months months
from the date of practical completion of each Section

2.34.3

Contractor's Designed Portion: limit of Contractor's liability for loss of use etc. (if any)

£

4.3 and 4.9

Fluctuations Provision^[17]

(Unless another provision or entry is selected, the JCT Fluctuations Option applies. References in this Contract to the JCT Fluctuations Option (or any provision as set out in such Option) are references to the JCT 2024 edition of that Option.)

* no Fluctuations Provision applies

4.7

Advance payment

(Not applicable where the Employer is a Local or Public Authority)

Clause 4.7

* does not apply

4.8.1

Interim payments – Interim Valuation Dates

(If no date is stated, the first Interim Valuation Date is one month after the Date of Possession.)

The first Interim Valuation Date is

28 calendar days after the date of possession
and thereafter the same date in each month or the nearest Business Day in that month^[18]

4.9.1

Interim payments – percentages of value

Where the Works, or those works in a Section, have not achieved practical completion, the percentage of total value in respect of the works that have not achieved practical completion is
(The percentage is 95 per cent unless a different rate is stated.)

95% per cent^[19]

[17] Unless the Fluctuations Provision is to be the JCT Fluctuations Option, delete all but one of the asterisked choices. The printed text of the JCT Fluctuations Option is no longer included in JCT contract documents but continues to be available on the JCT website www.jctltd.co.uk. The JCT Fluctuations Option provides for increases or decreases in contributions, levies and taxes. If an alternative fluctuation is to be used, the document(s) in which it is contained should be identified here.

[18] The first Interim Valuation Date should not be more than one month after the Date of Possession.

[19] An insertion is needed here only if the default position is not to apply. If no retention is required, insert '100' in the entries for clause 4.9.1.

Where the Works, or those works in a Section or Relevant Part, have achieved practical completion, the percentage in respect of the completed works is
(The percentage is 97½ per cent unless a different rate is stated.)

97.5% per cent^{t191}

4.10.4

Listed Items – uniquely identified
(Delete the entry if no bond is required.)

No bond is required for Listed Items uniquely identified.

4.10.5

Listed Items – not uniquely identified
(Delete the entry if clause 4.10.5 does not apply.)

No bond is required for Listed Items not uniquely identified.

4.17.5 and 4.17.6

Relevant Matters
(In the case of each clause referred to below, where neither entry against the clause is deleted, that clause does not apply.)

Clause 4.17.5 *(the effects of an epidemic on the execution of the Works etc.)*
* applies

Clause 4.17.6 *(exercise of a statutory power etc.)*
* applies

6.4.1

Contractor's Public Liability insurance: injury to persons or property – the required level of cover is not less than

£5,000,000.00
for any one occurrence or series of occurrences arising out of one event

6.5.1

Insurance – liability of Employer
(Not required unless it is stated that it may be required and the minimum amount of indemnity is stated)

Insurance
* is not required

6.7 and Schedule 1

Works insurance – Insurance Option applicable

Schedule 1:
* Insurance Option C applies

Percentage to cover professional fees
(If no other percentage is stated, it shall be 15 per cent.)

15% per cent

Where Insurance Option C applies, paragraph C.1^[20]

(Unless otherwise stated, paragraph C.1 applies. If it is not to apply, state the reference number and date or other identifier of the replacement document(s).)

* applies

6.10 and Schedule 1

Terrorism Cover – details of the required cover

(Unless otherwise stated, Pool Re Cover is required.)^[21]

are set out in the following document(s)

Pool Re Cover

6.15

The Joint Fire Code

* does not apply^[22]

6.19

Contractor's Designed Portion (CDP) Professional Indemnity insurance^[23]

Level of cover

(If an alternative is not selected the amount shall be the aggregate amount for any one period of insurance. A period of insurance for these purposes shall be one year unless otherwise stated.)

Amount of indemnity required

* is for any one claim or series of claims arising out of one event

(If no amount is stated, insurance under clause 6.19 shall not be required.)

and is

£5,000,000.00

Sub-limits within the overall level of cover

Specific exclusions listed in the relevant schedule(s) (or other policy document(s)) to the relevant policy

Expiry of required period of CDP Professional Indemnity insurance is

(If no period is selected, the expiry date shall be 6 years from the date of practical completion of the Works.)

-
- [20] **Insurance Option C** is for use in the case of alterations of or extensions to Existing Structures. Under that option, the **Employer** is required to take out a Joint Names Policy for All Risks Insurance for the Works and also, if paragraph C.1 applies, a Joint Names Policy to insure the Existing Structures and their contents owned by it or for which it is responsible against loss or damage by the Specified Perils. Some Employers (e.g. tenants and some homeowners) may not be able readily to obtain the Joint Names cover required under paragraph C.1. Where that is the case, alternative arrangements and amendments will be necessary. See the Intermediate Building Contract Guide. **Where there are Existing Structures, it is vital that any prospective Employer which is not familiar with Insurance Option C – in particular any Employer which is a tenant or domestic homeowner – or an appropriate member of the Employer's professional team, should consult specialist insurance advisers prior to the tender stage. Any Employer which is a tenant should also consult its insuring landlord prior to that stage.**
- [21] Obtaining Terrorism Cover for the Works, which unless otherwise agreed is necessary in order to comply with the requirements of Insurance Option A, B or C, will involve an additional premium and in certain situations has been difficult to effect. If any difficulty might arise, there should be immediate pre-contract discussion between the Parties and their insurance advisers. See the Intermediate Building Contract Guide.
- [22] Where Insurance Option A applies these entries are made on information supplied by the Contractor.
- [23] See the Intermediate Building Contract Guide.

* 12 years

7.2.1

Performance bond or guarantee from bank or other approved surety^[24]
(If this entry is not completed or the required form is not specified, a performance bond or guarantee is not required.)

* is not required

7.2.2

Guarantee from the Contractor's parent company

* is required

Parent company's name and registration number

SER Holdings LTD, Hunters Hall Farm, Epping Upland, Epping, Company Number 11091154

The required form of the guarantee is set out in

As appended to the Specification of Works

7.3

Collateral Warranties – details of the requirements for the grant by the Contractor and sub-contractors of P&T Rights, Funder Rights and/or (in the case of sub-contractors) Employer Rights in respect of the Works by collateral warranties ('Rights Particulars') are set out in the following document^[25]
(State reference number and date or other identifier of the relevant document.)

Collateral Warranties to be provided by each subcontractor or subconsultant appointed by the contractor that has design responsibility

8.9.2

Period of suspension
(If none is stated, the period is 2 months.)

Two months

8.11.1.1 to 8.11.1.6

Period of suspension
(If none is stated, the period is 2 months.)

Two months

[24] If a performance bond is required, the identity of the issuer as well as the operative terms of the bond should be agreed prior to execution of the contract.

[25] The relevant Rights Particulars should identify the beneficiaries (by name, class or description) and the sub-contractors which are also required to grant rights by way of Collateral Warranties, state in those cases where the default provision is not to apply which alternative provision is to apply in its place and give any other details required to complete the terms of the warranties that are to be given. A Model Form for the Rights Particulars is included in the Intermediate Building Contract Guide and is also available on the JCT website www.jctltd.co.uk. Employers should be selective in identifying the sub-contractors (or categories of sub-contractor) from which collateral warranties may be required and should **not** include any Named Sub-Contractor since such matters are intended to be dealt with by the Intermediate Named Sub-Contractor/Employer Agreement ICSUB/NAM/E and not to be governed by the Intermediate Named Sub-Contract itself (ICSUB/NAM). Directions may be needed as to mode of execution of sub-contracts and/or collateral warranties by relevant sub-contractors. See also the Intermediate Building Contract Guide.

9.1

Notification and negotiation of disputes

The respective nominees of the Parties are

Employer's nominee

Richard Smith

Contractor's nominee

Costin Serban

or such replacement as each Party may notify to the other from time to time

9.3.1

Adjudication^[26]

The Adjudicator is The Chairman/Vice Chairman

Nominating body – where no Adjudicator is named or where the named Adjudicator is unwilling or unable to act (whenever that is established) the nominating body is

(Delete all but one of the asterisked choices. If the body is to be other than one of those listed, insert the name here.)

(If no body has not been selected from those listed below or another body chosen and inserted, the nominating body shall be one of the bodies listed below selected by the Party requiring the reference to adjudication.)

- * The Royal Institution of Chartered Surveyors

9.5.1

Arbitration^[27]: appointor of Arbitrator (and of any replacement) – the appointor is

(Delete all but one of the asterisked choices. If the body is to be other than one of those listed, insert the name here.)

(If no body is selected from those listed below or another body chosen and inserted, the appointor shall be the President or a Vice-President of the body listed below selected by the Party serving the first notice of arbitration under clause 9.5. For any subsequently served notice of arbitration from any Party under clause 9.5, the appointor shall be the President or a Vice-President of the same body that was selected for the first notice of arbitration.)

President or a Vice-President:

- * The Royal Institution of Chartered Surveyors

[26] The Parties should either name the Adjudicator and select the nominating body or, alternatively, select only the nominating body. The Adjudication Agreement (Adj) and the Adjudication Agreement (Named Adjudicator) (Adj/N) have been prepared by JCT for use when appointing an Adjudicator.

[27] This only applies where the Contract Particulars state (against the reference to Article 9) that Article 9 and clauses 9.4 to 9.9 (*Arbitration*) apply.

Attestation

Note on Execution

This Agreement should be executed by both the Employer and the Contractor either under hand or as a deed. As to factors relevant to that choice, see the Intermediate Building Contract Guide.

Execution under hand

If this Agreement is to be executed under hand, use the form set out on the following page. Each Party or its authorised representative should sign where indicated in the presence of a witness who should then sign and set out their name and address.

Execution as a Deed

If this Agreement is to be executed as a deed, each Party should use the relevant form marked 'Execution as a Deed' in accordance with the notes provided.

Other forms of Attestation

In cases where the forms of attestation set out are not appropriate, e.g. in the case of certain housing associations and partnerships or if a Party wishes an attorney to execute this Agreement on its behalf, the appropriate form(s) may be inserted in the vacant space opposite and/or below.

Electronic execution

In 2019, the Law Commission published a report on "Electronic execution of documents" to assist in clarifying the legal status of electronic signatures. It reached the general conclusion that: "An electronic signature is capable in law of being used to validly execute a document (including a deed) provided that (i) the person signing the document intends to authenticate the document and (ii) any formalities relating to execution of that document are satisfied."^[28] The practice of electronic execution has been growing in recent years and JCT understands that this is now commonplace. E-signature platforms are understood to be widely available, but JCT does not endorse any particular software company.

[28] See Statement of Law paragraph (1) at page 2 of the report. The full text of the report is available at www.lawcom.gov.uk/project/electronic-execution-of-documents.

Notes on Execution as a Deed

- 1 For the purposes of execution as a deed, two forms are provided for execution, one for the Employer and the other for the Contractor. Each form provides four methods of execution, **(A)** to **(D)**, for use as appropriate. The full name of the Employer or Contractor (whether an individual, a company or other body) should be inserted where indicated at the commencement of the relevant form. This applies irrespective of the method used.
- 2 For public and private companies incorporated and registered under the Companies Acts, the three principal methods of execution as a deed are:
 - (A)** through signature by a Director and the Company Secretary or by two Directors;
 - (B)** by affixing the company's common seal in the presence of a Director and the *Company* Secretary or of two Directors or other duly authorised officers; or
 - (C)** signature by a single Director in the presence of a witness who attests the signature.

Methods **(A)** and **(C)** are available to public and private companies whether or not they have a common seal. (Method **(C)** was introduced by section 44(2)(b) of the Companies Act 2006.) Methods **(A)** and **(C)** are not available under companies legislation to local authorities or to certain other bodies corporate, e.g. bodies incorporated by letters patent or private Act of Parliament that are not registered under companies legislation and such bodies may only use method **(B)**.
- 3 Where method **(A)** is being used, delete the inappropriate words and insert in the spaces indicated the names of the two Directors, or of the Director and the Company Secretary, who are to sign.
- 4 If method **(B)** (affixing the common seal) is adopted in cases where either or both the authorised officers attesting its affixation are not themselves a Director or the *Company* Secretary, their respective office(s) should be substituted for the reference(s) to Director and/or to *Company* Secretary/Director. (In the case of execution by bodies that are not companies, the reference to "*Company*" under the second signature should be deleted where appropriate.)
- 5 Method **(C)** (execution by a single Director) has been introduced primarily, but not exclusively, for 'single officer' companies. The Director should sign where indicated in the presence of a witness who should then sign and set out their name and address.
- 6 Where the Employer or Contractor is an individual, they should use method **(D)** and sign where indicated in the presence of a witness who should then sign and set out their name and address.

Execution as a Deed

Executed as a Deed by the Employer

namely ¹ Industrial Dwellings Society

(A) acting by a Director and the Company Secretary/two Directors **of the company** ^{2,3}
0

(Print name of signatory)


0 (Sep 19, 2025 15:39:36 GMT+1)

Signature Director

and

Richard Smith

(Print name of signatory)



Signature Company Secretary/Director

Note: The numbers on this page refer to the numbered paragraphs in the Notes on Execution as a Deed.

Execution as a Deed

Executed as a Deed by the Contractor

namely ¹ SER Contractor Ltd

(A) acting by a Director and the Company Secretary/two Directors **of the company** ^{2,3}
Costin Serban

(Print name of signatory)


Costin Serban (Sep 25, 2025 08:40:04 GMT+1)

Signature

Director

and

J Lally

(Print name of signatory)


J Lally (Sep 23, 2025 12:16:44 GMT+1)

Signature

Company Secretary/Director

Note: The numbers on this page refer to the numbered paragraphs in the Notes on Execution as a Deed.

Conditions

Section 1 Definitions and Interpretation

Definitions

1.1 Definitions

Unless the context otherwise requires or the Agreement or these Conditions specifically provide otherwise, the following words and phrases, where they appear in capitalised form in the Agreement or these Conditions, shall have the meanings stated or referred to below:

Activity Schedule: see the **Fifth Recital**.

Adjudicator: an individual appointed under **clause 9.3** as the Adjudicator.

Agreement: the Agreement to which these Conditions are annexed, including its Recitals, Articles and Contract Particulars.

All Risks Insurance: see **clause 6.8**.

Approximate Quantity: a quantity in any Contract Bills there identified as an approximate quantity.

Arbitrator: an individual appointed under **clause 9.5** as the Arbitrator.

Architect/Contract Administrator: the person named in **Article 4** or any successor nominated or otherwise agreed under **clause 3.4**.

Article: an article in the **Agreement**.

Base Date: the date stated as such date in the **Contract Particulars** (against the reference to **clause 1.1**)^[29].

BIM Protocol: (where applicable) the document identified as such in the **Contract Particulars** (against the reference to **clause 1.1**).

Building Regulations: the Building Regulations 2010.

Business Day: any day which is not a Saturday, a Sunday or a Public Holiday.

C.1 Replacement Schedule: (where applicable) the insurance schedule and/or other documents identified as such in the **Contract Particulars** (against the reference to **clause 6.7** and **Schedule 1**).

CDM Regulations: the Construction (Design and Management) Regulations 2015.

CDP Analysis: see the **Sixth Recital** and the **Contract Particulars**.

CDP Works: that part of the Works comprised in the Contractor's Designed Portion.

Completion Date: the Date for Completion of the Works or of a Section as stated in the **Contract Particulars** or such other date as is fixed under **clause 2.19**.

Conditions: the clauses set out in sections 1 to 9 of these Conditions, together with and including the Schedules hereto.

[29] The Base Date is relevant (inter alia) to clause 2.15.2.1 (changes in Statutory Requirements) and the JCT Fluctuations Option and it helps to determine the edition/issue and/or version of documents relevant to this Contract, e.g. the Measurement Rules and definitions of the prime cost of daywork (clause 5.4).

Construction Industry Scheme (or 'CIS'): see the **Eighth Recital**.

Construction Phase Plan: the plan referred to in regulation 2 of the CDM Regulations, including any updates and revisions.

Consultants: see **clause 7.3.2**.

Contract Bills: (where Pricing Option A applies and Bills of Quantities form the Priced Document) those bills as priced by the Contractor (see the **Fourth** and **Fifth Recitals**).

Contract Documents: the Agreement, these Conditions, the Contract Drawings, the Employer's Requirements, the Contractor's Proposals and the CDP Analysis, together with:

(where applicable) the BIM Protocol;

(where Pricing Option A applies) the Priced Document or (where Pricing Option B applies) the Specification; and

any Invitation to Tender and Tender to and by a Named Sub-Contractor in forms ICSUB/NAM/IT and ICSUB/NAM/T as referred to in the Fourth Recital.

Contract Drawings: the drawings referred to in the **Third Recital**.

Contract Particulars: the particulars in the **Agreement** and there described as such, including the entries made by the Parties.

Contract Sum: the sum stated in **Article 2**.

Contract Sum Analysis: see the **Fifth Recital**.

Contractor: the person named as Contractor in the **Agreement**.

Contractor's Design Documents: the drawings, details and specifications of materials, goods and workmanship and other related documents and information prepared by or for the Contractor in relation to the Contractor's Designed Portion (including such as are contained in the Contractor's Proposals or referred to in clause 2.10.2), together, where applicable, with any other design documents or information to be provided by the Contractor under the BIM Protocol.

Contractor's Designed Portion: see the **Second Recital**.

Contractor's Persons: the Contractor's employees and agents, all other persons employed or engaged on or in connection with the Works or any part of them and any other person properly on the site in connection therewith, excluding the Architect/Contract Administrator, the Quantity Surveyor, the Employer, Employer's Persons and any Statutory Provider.

Contractor's Proposals: see the **Sixth Recital** and the **Contract Particulars**.

Date for Completion: the date stated as such date in the **Contract Particulars** (against the reference to **clause 1.1**) in relation to the Works or a Section.

Date of Possession: the date stated as such date in the **Contract Particulars** (against the reference to **clause 2.4**) in relation to the Works or a Section.

Design Submission Procedure: such procedure as is specified by the BIM Protocol or, where that is not applicable, the procedure set out in **Schedule 5**, subject to any modifications of that procedure specified in the Contract Documents.

Employer: the person named as Employer in the **Agreement**.

Employer Rights: any rights in favour of the Employer to be granted by sub-contractors in accordance with the Rights Particulars, by way of JCT collateral warranty SCWa/E.

Employer's Persons: all persons employed, engaged or authorised by the Employer, excluding the Contractor, Contractor's Persons, the Architect/Contract Administrator, the Quantity Surveyor and any Statutory Provider.

Employer's Requirements: see the **Fourth Recital** and the **Contract Particulars**.

Excepted Risks: see **clause 6.8**.

Existing Structures: any and all existing structures within which the Works or part of them are to be executed or to which they are to form an extension, together with any Section for which a Section Completion Certificate has been issued and, as from the Relevant Date, any Relevant Part taken into possession under clause 2.25.

Final Certificate: see **clauses 1.9** and **4.21**.

Finance Agreement: the agreement between the Funder and the Employer for the provision of finance for the Works.

Fluctuations Provision: the provision (if any) specified by the **Contract Particulars** (against the reference to **clauses 4.3** and **4.9**).

Funder: the person named or otherwise sufficiently identified as such (whether by class or description) in or by the Rights Particulars.

Funder Rights: the rights in favour of the Funder to be granted by the Contractor by JCT collateral warranty CWa/F or those to be granted by sub-contractors in accordance with the Rights Particulars.

Information Release Schedule: the schedule referred to in the **Ninth Recital**.

Insolvent: see **clause 8.1**.

Insurance Options A, B and C: the provisions relating to insurance of the Works and (where applicable) Existing Structures set out in **Schedule 1**.

Interest Rate: a rate 5% per annum above the official bank rate of the Bank of England current at the date that a payment due under this Contract becomes overdue.

Interim Certificate: any of the certificates to which **clause 4.8.2** refers.

Interim Valuation Date: each date as specified by the **Contract Particulars** (against the reference to **clause 4.8.1**).

Joint Fire Code: the Joint Code of Practice on the Protection from Fire of Construction Sites and Buildings Undergoing Renovation, published by Construction Industry Publications Ltd and the Fire Protection Association, current at the Base Date.

Joint Names Policy: see **clause 6.8**.

Listed Items: materials, goods and/or items prefabricated for inclusion in the Works which are listed as such items by the Employer in a list supplied to the Contractor and annexed (where Pricing Option A applies) to the Priced Document or (where Pricing Option B applies) to the Specification.

Local or Public Authority: a body that is a 'contracting authority' as defined by the PC Regulations.

Measurement Rules: the RICS New Rules of Measurement – Detailed Measurement for Building Works (NRM2), in the form published at the Base Date, unless otherwise stated in the Contract Documents.

Named Sub-Contract Conditions: Intermediate Named Sub-Contract Conditions ICSuB/NAM/C (as incorporated by reference in an Intermediate Named Sub-Contract Agreement ICSuB/NAM/A).

Named Sub-Contractor: see the **Fourth Recital** and **clause 3.7**.

P&T Rights: the rights in favour of a Purchaser or Tenant to be granted by the Contractor by JCT collateral warranty CWa/P&T or those to be granted by sub-contractors in accordance with the Rights Particulars.

Parties: the Employer and the Contractor together.

Party: either the Employer or the Contractor.

Pay Less Notice: see **clauses 4.12.5, 4.13.1, 8.13.3** and **8.13.5**.

Payment Application: see **clause 4.11.1**.

Payment Certificate: an Interim Certificate or the Final Certificate.

Payment Notice: see **clause 4.11.2**.

PC Regulations: the Public Contracts Regulations 2015.

Practical Completion Certificate: see **clause 2.21**.

Priced Document: see the **Fifth Recital**.

Pricing Options A and B: see the **Fifth Recital**.

Principal Contractor: the Contractor or other contractor named in **Article 6** or **Article 7** or any successor appointed by the Employer.

Principal Designer: the Architect/Contract Administrator or other person named in **Article 6** or **Article 7** or any successor appointed by the Employer.

Provisional Sum: where the Contract Documents include Contract Bills, includes a sum provided in such bills for work, whether or not identified as being for defined or undefined work within the meaning of paragraph 2.9.1 of the Measurement Rules; and

where the Contract Documents do not include Contract Bills, includes a sum provided for work that the Employer may or may not decide to have carried out, or which cannot be accurately specified in the Contract Documents.

Public Holiday: Christmas Day, Good Friday or a day which under the Banking and Financial Dealings Act 1971 is a bank holiday.^[30]

Purchaser: any person named or otherwise sufficiently identified as such (whether by class or description) in or by the Rights Particulars to which the Employer transfers or agrees to transfer its interest in all or part of the Works.

Quantity Surveyor: the person named in **Article 5** or any successor nominated or otherwise agreed under **clause 3.4**.

Recitals: the recitals in the **Agreement**.

Rectification Period: the period stated as such period in the **Contract Particulars** (against the reference to **clause 2.30**) in relation to the Works or (where applicable) a Section.

Relevant Date: see **clause 2.25**.

Relevant Event: see **clause 2.20**.

Relevant Matter: see **clause 4.17**.

Relevant Part: see **clause 2.25**.

Rights Particulars: see **clause 7.3** and the **Contract Particulars** for that clause.

Schedule of Rates: see the **Fifth Recital**.

Scheme: Part 1 of the Schedule to The Scheme for Construction Contracts (England and Wales) Regulations 1998.

Sections: (where applicable) the Sections into which the Works have been divided, as referred to in the **Eleventh Recital** and the **Contract Particulars**.

Section Completion Certificate: see **clause 2.21.2**.

Section Sum: see **clause 2.29** and the **Contract Particulars**.

Site Materials: all unfixed materials and goods delivered to and placed on or adjacent to the Works which are intended for incorporation therein.

Specification: where applicable under Pricing Option A, the specification as priced and, where Pricing Option B applies, the unpriced specification. (See the **Fourth** and **Fifth Recitals**.)

Specified Perils: see **clause 6.8**.

Statutory Provider: any person executing work solely in pursuance of its statutory obligations,

[30] Amend as necessary if different Public Holidays are applicable.

including any persons employed, engaged or authorised by such person upon or in connection with that work.

Statutory Requirements: any statute, statutory instrument, regulation, rule or order made under any statute or directive having the force of law which affects the Works or performance of any obligations under this Contract and any regulation or bye-law of any person which has any jurisdiction with regard to the Works or with whose systems the Works are, or are to be, connected.

Tenant: any person named or otherwise sufficiently identified as such (whether by class or description) in or by the Rights Particulars to which the Employer grants or agrees to grant a leasehold interest in all or part of the Works.

Termination Payment: a payment to which **clauses 8.7.6, 8.8.3, 8.12.5 and 8.13** refer.

Terrorism Cover: see **clause 6.8**.

Valuation: a valuation by the Quantity Surveyor in accordance with the Valuation Rules, pursuant to **clause 5.2**.

Valuation Rules: see **clauses 5.3 to 5.7**.

Variation: see **clause 5.1**.

VAT: Value Added Tax.

Works: the works briefly described in the **First and Second Recitals**, as more particularly shown, described or referred to in the Contract Documents, including any changes made to those works in accordance with this Contract.

Works Insurance Policy: the Joint Names Policy or policies covering the Works and Site Materials to be effected and maintained under whichever of Insurance Options A, B or C applies under this Contract.

Work Schedules: where applicable under Pricing Option A, the work schedules as priced (see the **Fourth and Fifth Recitals**).

Interpretation

1.2 Reference to clauses etc.

Unless otherwise stated, a reference in the Agreement or in these Conditions to a clause or Schedule is to that clause in or Schedule to these Conditions and, unless the context otherwise requires, a reference in a Schedule to a paragraph is to that paragraph of that Schedule.

1.3 Agreement etc. to be read as a whole

The Agreement and these Conditions are to be read as a whole. Nothing contained in any other Contract Document or any Framework Agreement, irrespective of their terms, shall override or modify the Agreement or these Conditions.

1.4 Headings, references to persons, legislation etc.

In the Agreement and these Conditions, unless the context otherwise requires:

- 1.4.1 the headings, notes and footnotes are included for convenience only and shall not affect the interpretation of this Contract;
- 1.4.2 the singular includes the plural and vice versa;
- 1.4.3 a gender includes any other gender;
- 1.4.4 a reference to a 'person' includes any individual, firm, partnership, company and any other body corporate;
- 1.4.5 a reference to a statute, statutory instrument or other subordinate legislation ('legislation') is to such legislation as amended and in force from time to time, including any legislation which re-enacts or consolidates it, with or without modification, and including corresponding legislation in any other relevant part of the United Kingdom; and

- 1.4.6 references to documents shall, where there is a BIM Protocol or other protocol relating to the supply of documents or information, be deemed to include information in a form or medium conforming to that protocol.

1.5 Reckoning periods of days

Where under this Contract an act is required to be done within a specified period of days after or from a specified date, the period shall begin immediately after that date. Where the period would include a day which is a Public Holiday that day shall be excluded.

1.6 Contracts (Rights of Third Parties) Act 1999

Notwithstanding any other provision of this Contract, nothing in this Contract confers or is intended to confer any right to enforce any of its terms on any person which is not a party to it.

1.7 Notices and other communications

- 1.7.1 Any notice or other communication between the Parties, or by or to the Architect/Contract Administrator or Quantity Surveyor, that is expressly referred to in the Agreement or these Conditions (including, without limitation, each application, approval, consent, confirmation, counter-notice, decision, instruction or other notification) shall be in writing.
- 1.7.2 Subject to clause 1.7.4, each such notice or other communication and any documents to be supplied may or (where so required) shall be sent or transmitted by the means (electronic or otherwise) and in such format as the Parties have agreed or may from time to time agree in writing for the purposes of this Contract.^[31]
- 1.7.3 Subject to clauses 1.7.2 and 1.7.4, any notice, communication or document may be given or served by any effective means and shall be duly given or served if:
- 1.7.3.1 delivered by hand or sent by pre-paid post to the recipient's address stated in the Contract Particulars against clause 1.7.3, or to such other address as the recipient may from time to time notify to the sender, or if no such address is then current, the recipient's last known principal business address or (where a body corporate) its registered or principal office; or
- 1.7.3.2 sent by email to the recipient's email address stated in the Contract Particulars against clause 1.7.3, or to such other email address as the recipient may from time to time notify to the sender.
- 1.7.4 Any notice expressly required by this Contract to be given in accordance with this clause 1.7.4:
- 1.7.4.1 shall be delivered by hand or sent by Signed For 1st class or Special Delivery Guaranteed post (or any method of posting as has replaced either method and is then current) and, where sent by post in that manner, shall be deemed to have been received on the second Business Day after the date of posting; or
- 1.7.4.2 (where clause 1.7.4.2 is stated in the Contract Particulars to apply) shall be sent by email to the recipient's email address stated in the Contract Particulars against clause 1.7.4.2, or to such other email address as the recipient may from time to time notify to the sender (provided that such notification states that it is a notice of change under this clause 1.7.4.2), and shall be deemed to have been received on the next Business Day after the day on which it was sent.
- 1.7.5 If in an emergency any communication is made orally with respect to health and safety, risk of damage to property or insurance matters, written confirmation of it shall be sent as soon thereafter as is reasonably practicable.

1.8 Issue of Architect/Contract Administrator's certificates

Each certificate to be issued by the Architect/Contract Administrator under these Conditions shall be issued to the Employer and the Contractor at the same time.

[31] In cases where there is no BIM Protocol, the Parties should agree a communications protocol on or before entering into the Contract, or as soon thereafter as is practicable. See the Intermediate Building Contract Guide.

1.9 Effect of Final Certificate

- 1.9.1 Subject to clause 1.9.2 (and save in respect of fraud), the Final Certificate shall have effect in any proceedings under or arising out of or in connection with this Contract (whether by adjudication, arbitration or legal proceedings) as conclusive evidence that:
- 1.9.1.1 where and to the extent that any particular quality of any materials or goods or any particular standard of an item of workmanship was expressly described in the Contract Documents, in any instruction issued by the Architect/Contract Administrator under these Conditions or in any drawings or details issued by the Architect/Contract Administrator under clause 2.9 or 2.10, to be for the Architect/Contract Administrator's approval, the particular quality or standard was to the Architect/Contract Administrator's reasonable satisfaction, but the Final Certificate shall not be conclusive evidence that they or any other materials, goods or workmanship comply with any other requirement or term of this Contract;
 - 1.9.1.2 necessary effect has been given to all the terms of this Contract that require an adjustment to be made to the Contract Sum save where there has been an erroneous inclusion or exclusion of any item or an arithmetical error in any computation, in which event the Final Certificate shall have effect as conclusive evidence as to all other computations;
 - 1.9.1.3 all and only such extensions of time, if any, as are due under clause 2.19 have been given; and
 - 1.9.1.4 the reimbursement of direct loss and/or expense, if any, due to the Contractor as agreed, ascertained or valued in accordance with these Conditions is in final settlement of all and any claims which the Contractor has or may have arising out of the occurrence of any Relevant Matters, whether such claim be for breach of contract, duty of care, statutory duty or otherwise.
- 1.9.2 The effects of the Final Certificate specified in clause 1.9.1 shall be suspended pending the conclusion of any adjudication, arbitration or other proceedings, and shall thereafter be subject to the terms of any decision, award or judgment in and any settlement of those proceedings:
- 1.9.2.1 where those proceedings are commenced before or within 28 days after the date of issue of the Final Certificate; or
 - 1.9.2.2 in the case of an adjudication commenced within the period referred to in clause 1.9.2.1 in which the Adjudicator gives their decision after the date of issue of the Final Certificate, where arbitration or legal proceedings to determine the dispute or difference in question are commenced within 28 days of the date of that decision
- but not otherwise.
- 1.9.3 For the purposes of clause 1.9.2 any proceedings shall be treated as concluded if during any period of 12 months commencing on or after the issue of the Final Certificate neither Party takes a further step in them.

1.10 Effect of certificates other than Final Certificate

Save as stated in clause 1.9 no certificate of the Architect/Contract Administrator shall of itself be conclusive evidence that any works, any materials or goods to which the certificate relates are in accordance with this Contract.

1.11 Consents and approvals

- 1.11.1 Where consent or approval of either Party or the Architect/Contract Administrator is expressly required under these Conditions and is requested, then, except as provided in clause 1.11.2, such consent or approval shall not be unreasonably delayed or withheld.
- 1.11.2 In the following cases the giving of consent or approval shall be at the sole discretion of the Party from which it is sought and clause 1.11.1 shall not apply, namely the Employer's consent under clause 2.9 or 2.30 and either Party's consent under clause 7.1.

1.12 Applicable law

This Contract shall be governed by and construed in accordance with the law of England.^[32]

[32] Where the Parties do not wish the law applicable to this Contract to be the law of England appropriate amendments should be made.

Section 2 Carrying out the Works

Contractor's Obligations

2.1 General obligations^[33]

- 2.1.1 The Contractor shall carry out and complete the Works in a proper and workmanlike manner and in compliance with the Contract Documents, the Construction Phase Plan and Statutory Requirements, and shall give all notices required by the Statutory Requirements.
- 2.1.2 The Contractor is encouraged to suggest economically viable amendments to the Works which, if instructed as a Variation, may result in an improvement in environmental performance and sustainability in the carrying out of the Works or of the completed Works and a reduction in environmental impact, provided that no such instruction shall extend the Contractor's obligations in relation to design under this Contract.
- 2.1.3 In relation to the Contractor's Designed Portion, the Contractor shall:
 - 2.1.3.1 complete the design for the Contractor's Designed Portion, including the selection of any specifications for the kinds and standards of the materials, goods and workmanship to be used in the CDP Works, so far as not described or stated in the Employer's Requirements or the Contractor's Proposals;
 - 2.1.3.2 comply with the Architect/Contract Administrator's directions for the integration of the design of the Contractor's Designed Portion with the design of the Works as a whole, subject to the provisions of clause 3.8.2; and
 - 2.1.3.3 in complying with this clause 2.1, comply with regulations 8 to 10 of the CDM Regulations and regulations 11F, 11J(2), 11J(4) and 11K of the Building Regulations.

2.2 Materials, goods and workmanship

- 2.2.1 The Contractor shall provide to the Employer all information that the Employer reasonably requests regarding the environmental impact of the supply and use of materials and goods which the Contractor selects.
- 2.2.2 Insofar as the quality of materials or goods or standards of workmanship are stated to be a matter for the Architect/Contract Administrator's approval, such quality and standards shall be to the Architect/Contract Administrator's reasonable satisfaction. To the extent that the quality of materials and goods or standards of workmanship are neither described in the Contract Documents nor stated to be a matter for such approval or satisfaction, they shall in the case of the Contractor's Designed Portion be of a standard appropriate to it and shall in any other case be of a standard appropriate to the Works.
- 2.2.3 The Contractor shall take all reasonable steps to encourage Contractor's Persons to be registered cardholders under the [Construction Skills Certification Scheme](#) (CSCS) or qualified under an equivalent recognised qualification scheme.

2.3 Fees and charges

The Contractor shall pay all fees and charges in respect of the Works legally recoverable from it. The amount of any such fees or charges (including any rates or taxes other than VAT) shall be added to the Contract Sum unless they are required by the Priced Document or Specification to have been included in the Contract Sum or relate solely to the Contractor's Designed Portion.

[33] The Parties may wish to agree an overall cap on the Contractor's liabilities. See the Intermediate Building Contract Guide which provides guidance regarding the use of such a cap including a model provision.

Possession

2.4 Date of Possession – progress

On the Date of Possession possession of the site or, in the case of a Section, possession of the relevant part of the site shall be given to the Contractor and the Contractor shall thereupon begin the construction of the Works or Section and regularly and diligently proceed with and complete the same on or before the relevant Completion Date. For Works insurance purposes the Contractor shall retain possession:

2.4.1 of the site and the Works up to and including the date of issue of the Practical Completion Certificate; or

2.4.2 of each Section and the relevant part of the site up to and including the date of issue of the Section Completion Certificate for that Section and, in respect of any balance of the site, up to and including the date of issue of the Practical Completion Certificate

and, subject to clause 2.25 and section 8, the Employer shall not be entitled to take possession of any part or parts of the Works or Section until such date.

2.5 Deferment of possession

If the Contract Particulars state that clause 2.5 applies in respect of the Works or a Section, the Employer may defer the giving of possession of the site or relevant part of it for a period not exceeding 6 weeks or lesser period stated in the Contract Particulars, calculated from the relevant Date of Possession.

2.6 Early use by Employer

2.6.1 Notwithstanding clause 2.4, the Employer may, with the Contractor's consent, use or occupy the site or the Works or part of them, whether for storage or otherwise, before the date of issue of the Practical Completion Certificate or relevant Section Completion Certificate. Before the Contractor gives its consent to such use or occupation, the Party responsible for the Works Insurance Policy and/or, where there are Existing Structures, for any insurance cover relating to them shall notify the insurers and obtain confirmation that such use or occupation will not prejudice the insurance.

2.6.2 Where Insurance Option A applies and/or the Contractor is to cover its own or any other risks in relation to any Existing Structures and any insurers' confirmation is conditional on an additional premium being paid, the Contractor shall notify the Employer of the amount of such additional premium. If the Employer continues to require such use or occupation, any additional premium shall be added to the Contract Sum and the Contractor shall if requested produce the receipt for it to the Employer.

2.7 Work not forming part of the Contract

In regard to any work not forming part of this Contract which the Employer requires to be carried out by the Employer itself or by any Employer's Person:

2.7.1 where the Contract Documents provide the information necessary to enable the Contractor to carry out and complete the Works or each relevant Section in accordance with this Contract, the Contractor shall permit the execution of such work;

2.7.2 where the Contract Documents do not provide the information referred to in clause 2.7.1, the Employer may with the Contractor's consent arrange for the execution of that work.

Supply of Documents, Setting Out etc.

2.8 Contract Documents

2.8.1 The Contract Documents and (where Pricing Option B applies) the Priced Document shall remain in the custody of the Employer and shall be available at all reasonable times for inspection by the Contractor.

2.8.2 Immediately after the execution of this Contract the Architect/Contract Administrator, without charge to the Contractor, shall (unless previously provided or unless the BIM Protocol or other communications protocol requires otherwise) provide the Contractor with:

2.8.2.1 one copy, certified on behalf of the Employer, of the Contract Documents; and

2.8.2.2 two further copies of the Contract Drawings and the Contract Bills/Specification/Work Schedules.

2.8.3 None of the documents referred to in this clause 2.8 that are provided to the Contractor shall be used by it for any purpose other than this Contract, and (subject only to clause 2.8.4) the Employer, the Architect/Contract Administrator and the Quantity Surveyor shall not divulge or use except for the purposes of this Contract any of the rates or prices in the Priced Document.

2.8.4 Where the Employer is a Local or Public Authority or other body of the type mentioned in Supplemental Provision 4, its obligations of confidentiality shall be subject to that Supplemental Provision.

2.9 Levels and setting out of the Works

The Architect/Contract Administrator shall determine any levels required for the execution of the Works and, subject to clause 2.10.2.2, shall provide the Contractor by way of accurately dimensioned drawings with such information as shall enable the Contractor to set out the Works. The Contractor shall be responsible for, and shall at no cost to the Employer amend, any errors arising from its own inaccurate setting out. With the Employer's consent, the Architect/Contract Administrator may instruct that such errors shall not be amended and an appropriate deduction may be made from the Contract Sum for those that are not required to be amended.

2.10 Construction information

2.10.1 Unless prevented by an act or default of the Contractor or any Contractor's Person, the Architect/Contract Administrator shall ensure that the information referred to in the Information Release Schedule is released at the time stated in that schedule. The Employer and Contractor may agree to vary any such time, such agreement not to be unreasonably withheld.

2.10.2 In relation to the CDP Works, the Contractor, in addition to complying with clause 2.1, shall as and when necessary from time to time and without charge provide the Architect/Contract Administrator with such Contractor's Design Documents as are reasonably necessary to explain or amplify the Contractor's Proposals, including:

2.10.2.1 such related calculations and information as may be requested; and

2.10.2.2 all levels and setting out dimensions which the Contractor prepares or uses for the purposes of carrying out and completing the Contractor's Designed Portion.

2.10.3 The Contractor's Design Documents to be provided pursuant to clause 2.10.2 shall be submitted to the Architect/Contract Administrator in accordance with the Design Submission Procedure and the Contractor shall not commence any work to which such a document relates before that procedure has been complied with.

2.11 Further drawings, details and instructions

2.11.1 Where not included in the Information Release Schedule, the Architect/Contract Administrator shall from time to time, without charge to the Contractor, provide the Contractor with such further drawings or details as are reasonably necessary to explain and amplify the Contract Drawings and shall issue such instructions (including those for or in regard to the expenditure of Provisional Sums) as are necessary to enable the Contractor to carry out and complete the Works in accordance with this Contract.

2.11.2 The further drawings, details and instructions shall be provided or given at the time the Contractor reasonably requires them, having regard to the progress of the Works, or, if in the Architect/Contract Administrator's opinion practical completion of the Works or relevant Section is likely to be achieved before the relevant Completion Date, having regard to that Completion Date.

2.11.3 Where the Contractor has reason to believe that the Architect/Contract Administrator is not aware of the time by which the Contractor needs to receive such further drawings, details or instructions, the Contractor shall, so far as reasonably practicable, give such advance notice to the Architect/Contract Administrator as should enable the Architect/Contract Administrator to comply with that requirement.

Errors, Inconsistencies and Divergences

2.12 Bills of Quantities

- 2.12.1 Where there are Contract Bills, then, unless in respect of any specified item or items it is otherwise specifically stated in them, those bills are to have been prepared in accordance with the Measurement Rules.
- 2.12.2 If in the Contract Bills there is any unstated departure from the method of preparation referred to in clause 2.12.1 or any error in description or in quantity or any omission of items (including any error in or omission of information in any item which is the subject of a Provisional Sum for defined work), the departure, error or omission shall be corrected. Where the description of a Provisional Sum for defined work does not provide the information required by the Measurement Rules, the description shall be corrected so that it does provide that information.

2.13 Instructions on errors, omissions and inconsistencies

- 2.13.1 The Architect/Contract Administrator shall issue instructions in regard to any such departure, error or omission as is referred to in clause 2.12 and in relation to any error in description or quantity, any omission or any inconsistency in or between any of the following, namely:
- 2.13.1.1 the Contract Documents;
 - 2.13.1.2 any instruction issued by the Architect/Contract Administrator under these Conditions;
 - 2.13.1.3 any drawings or documents issued by the Architect/Contract Administrator under any of clauses 2.9 to 2.11; and
 - 2.13.1.4 the Contractor's Design Documents.
- 2.13.2 No such departure, error, omission or inconsistency shall vitiate this Contract.
- 2.13.3 If the Contractor becomes aware of any such departure, error, omission or inconsistency as is referred to in clause 2.12 or 2.13.1:
- 2.13.3.1 it shall immediately give notice to the Architect/Contract Administrator with appropriate details; and
 - 2.13.3.2 in the case of an inconsistency within the Employer's Requirements that is not dealt with in the Contractor's Proposals in a manner consistent with Statutory Requirements or in the case of an inconsistency within or between the Contractor's Proposals and/or other Contractor's Design Documents, it shall as soon as practicable after discovery of the inconsistency make proposals for the necessary amendments.
- 2.13.4 Where an inconsistency within the Employer's Requirements is dealt with in the Contractor's Proposals in a manner consistent with Statutory Requirements, the Contractor's Proposals shall prevail.

2.14 Instructions – additions to Contract Sum, exceptions

Where instructions under clause 2.13.1 vary the quality or quantity of work included in the Contract Sum, as referred to in clause 4.1, or in any other manner constitute a Variation, they shall be valued in accordance with section 5, save and provided always that no extension of time shall be given and there shall be no addition to the Contract Sum in respect of:

- 2.14.1 instructions for the correction of any error, omission or inconsistency within or between the Contractor's Proposals and/or other Contractor's Design Documents or requiring a Variation of work not comprised in the Contractor's Designed Portion that is necessitated by any such error, omission or inconsistency or its correction; or
- 2.14.2 any delay or suspension caused by the Contractor's failure to comply with clause 2.13.3 or to provide in due time any Contractor's Design Documents or related calculations or information either:
- 2.14.2.1 as required by clause 2.10.3; or

- 2.14.2.2 in response to a request from the Architect/Contract Administrator that specifies the documents or information and date by which it is reasonably necessary for the Architect/Contract Administrator to receive them, having regard to the progress of the Works.

2.15 Divergences from Statutory Requirements

- 2.15.1 If the Contractor or Architect/Contract Administrator becomes aware of a divergence between the Statutory Requirements and a document referred to in clause 2.13, it shall immediately give the other notice specifying the divergence and, where the divergence is between the Statutory Requirements and the Employer's Requirements, the Contractor's Proposals or other Contractor's Design Documents, the Contractor shall notify the Architect/Contract Administrator of its proposed amendment for removing the divergence.
- 2.15.2 Within 7 days of becoming aware of such divergence (or, where applicable, within 14 days of receipt of the Contractor's proposed amendment), the Architect/Contract Administrator shall issue instructions in that regard, in relation to which:
- 2.15.2.1 if the divergence is between the Statutory Requirements and the Employer's Requirements, the Contractor's Proposals or other Contractor's Design Documents, the Contractor shall comply at no cost to the Employer unless after the Base Date there is a change in the Statutory Requirements which necessitates an alteration or modification to the Contractor's Designed Portion, in which event the instruction shall to that extent be treated as a Variation of the Employer's Requirements; and
- 2.15.2.2 in any other case, if and insofar as those instructions require the Works to be varied, they shall be treated as a Variation.
- 2.15.3 Provided the Contractor is not in breach of clause 2.15.1, the Contractor shall not be liable under this Contract if the Works (other than the CDP Works) do not comply with the Statutory Requirements to the extent that the non-compliance results from the Contractor having carried out work in accordance with any of the documents referred to in clauses 2.13.1.1 to 2.13.1.3, other than the Employer's Requirements, the Contractor's Proposals or other Contractor's Design Documents.

2.16 Emergency compliance with Statutory Requirements

- 2.16.1 If in an emergency compliance with the Statutory Requirements necessitates the Contractor supplying materials and/or executing work before receiving instructions under clause 2.15.2, the Contractor shall supply such limited materials and execute such limited work as are reasonably necessary to secure immediate compliance.
- 2.16.2 The Contractor shall forthwith notify the Architect/Contract Administrator of the emergency and the steps that it is taking under clause 2.16.1.
- 2.16.3 Where the emergency arises from a divergence between the Statutory Requirements and any of the documents referred to in clauses 2.13.1.1 to 2.13.1.3 other than the Employer's Requirements, the Contractor's Proposals or other Contractor's Design Documents, then, provided that the Contractor has complied with clause 2.16.2, the execution and supply of work and materials under clause 2.16.1 shall be treated as a Variation.

Unfixed Materials and Goods – property, risk etc.

2.17 Materials and goods – on site

Site Materials shall not be removed from storage on or adjacent to the Works except for use on the Works without the Architect/Contract Administrator's consent. Where their value has in accordance with clause 4.9.1.2 been included in any Interim Certificate under which the amount properly due to the Contractor has been paid by the Employer, they shall upon such payment become the Employer's property, but, subject to Insurance Option B or C (if applicable), the Contractor shall remain responsible for loss or damage to them.

2.18 Materials and goods – off site

Where the value of any Listed Items has in accordance with clause 4.10 been included in any Interim Certificate under which the amount properly due to the Contractor has been paid by the Employer, those items shall become the Employer's property and thereafter the Contractor shall not, except for

use upon the Works, remove or cause or permit them to be moved or removed from the premises where they are. The Contractor shall be responsible for any loss of or damage to them and for the cost of their storage, handling and insurance until they are delivered to and placed on or adjacent to the Works. As from such delivery the provisions of clause 2.17 (except the words "Where their value" to "Employer's property, but,") shall apply to such items.

Adjustment of Completion Date

2.19 Notice of delay – extensions

- 2.19.1 If and whenever it becomes reasonably apparent that the progress of the Works or any Section is being or is likely to be delayed the Contractor shall forthwith give the Architect/Contract Administrator notice of the cause of the delay. If in the Architect/Contract Administrator's opinion completion of the Works or Section has been, is being or is likely to be delayed beyond the relevant Completion Date by any of the Relevant Events, then, save where these Conditions expressly provide otherwise, the Architect/Contract Administrator, as soon as it is able to estimate the length of the delay beyond that date, shall by notice to the Contractor give a fair and reasonable extension of time for completion of the Works or Section.
- 2.19.2 After the Completion Date for the Works or for a Section, if this occurs before the date of practical completion, and at any time up to 12 weeks after the date of practical completion, the Architect/Contract Administrator may give an extension of time for completion of the Works or for the Section in accordance with the provisions of this clause 2.19, whether on reviewing a previous decision or otherwise and whether or not the Contractor has given notice as referred to in clause 2.19.1. Such an extension of time shall not reduce any extension previously given.
- 2.19.3 Provided always that the Contractor shall:
- 2.19.3.1 constantly use its best endeavours to prevent delay and do all that may reasonably be required to the satisfaction of the Architect/Contract Administrator to proceed with the Works or Section; and
- 2.19.3.2 provide such information required by the Architect/Contract Administrator as is reasonably necessary for the purposes of this clause 2.19.
- 2.19.4 In this clause 2.19 and, so far as relevant, in the other clauses of these Conditions, any reference to delay or extension of time includes any further delay or further extension of time.

2.20 Relevant Events

The following are the Relevant Events referred to in clause 2.19:

- 2.20.1 Variations and any other matters or instructions which under these Conditions are to be treated as, or as requiring, a Variation;
- 2.20.2 Architect/Contract Administrator's instructions:
- 2.20.2.1 under any of clauses 2.13, 3.12 or 3.13 (excluding, where there are Contract Bills, an instruction for expenditure of a Provisional Sum for defined work);
- 2.20.2.2 (to the extent provided therein) under clause 3.7 and Schedule 2; or
- 2.20.2.3 for the opening up for inspection or testing of any work, materials or goods under clause 3.14 or 3.15.1 (including making good), unless the inspection or test shows that the work, materials or goods are not in accordance with this Contract;
- 2.20.3 deferment of the giving of possession of the site or any Section under clause 2.5;
- 2.20.4 the execution of work for which an Approximate Quantity is not a reasonably accurate forecast of the quantity of work required;
- 2.20.5 suspension by the Contractor under clause 4.14 of the performance of any or all of its obligations under this Contract;

- 2.20.6 any impediment, prevention or default, whether by act or omission, by the Employer, the Architect/Contract Administrator, the Quantity Surveyor or any Employer's Person, except to the extent caused or contributed to by any default, whether by act or omission, of the Contractor or any Contractor's Person;
- 2.20.7 an epidemic:
- 2.20.7.1 first occurring after the Base Date which affects the execution of the Works; or
- 2.20.7.2 first occurring before the Base Date whose effects change after the Base Date and any such change affects the execution of the Works
- by limiting the availability or use of labour or the availability of persons engaged in providing services for the Works where such labour and/or persons are necessary for the proper carrying out of the Works, or preventing the Contractor from, or delaying the Contractor in, securing such goods or materials or such services as are necessary for the proper carrying out of the Works;
- 2.20.8 the occurrence after the Base Date of any of the following which affects the execution of the Works:
- 2.20.8.1 the passing into law of any statute, statutory instrument or other subordinate legislation, regulation or bye-law, whether to make a new law or change or repeal an existing law;
- 2.20.8.2 the exercise of any statutory power, except to the extent caused or contributed to by any default, whether by act or omission, of the Contractor or any Contractor's Person; or
- 2.20.8.3 the publication of any guidance,
- by the United Kingdom Government or any of the devolved administrations, or any Local or Public Authority or any equivalent authority governed by public law in any of the devolved administrations, or in the case of guidance by the Construction Leadership Council or its successor;
- 2.20.9 the carrying out by a Statutory Provider of work in pursuance of its statutory obligations in relation to the Works, or the failure to carry out such work;
- 2.20.10 exceptionally adverse weather conditions;
- 2.20.11 loss or damage occasioned by any Specified Peril;
- 2.20.12 civil commotion or the use or threat of terrorism and/or the activities of the relevant authorities in dealing with such event or threat;
- 2.20.13 strike, lock-out or local combination of any trades employed upon the Works or engaged in the preparation, manufacture or transportation of any of the goods or materials required for them or any persons engaged in design work for the Contractor's Designed Portion;
- 2.20.14 force majeure.

Practical Completion, Lateness and Liquidated Damages

2.21 Practical completion and certificates

When in the Architect/Contract Administrator's opinion practical completion of the Works or a Section is achieved and the Contractor has complied sufficiently with clauses 2.32 and 3.18 in respect of the supply of documents and information, then:

- 2.21.1 in the case of the Works, the Architect/Contract Administrator shall forthwith issue a certificate to that effect ('the Practical Completion Certificate');
- 2.21.2 in the case of a Section, it shall forthwith issue a certificate of practical completion of that Section (a 'Section Completion Certificate');

and practical completion of the Works or the Section shall be deemed for all the purposes of this Contract to have taken place on the date stated in that certificate.

2.22 Certificate of non-completion

If the Contractor fails to complete the Works or a Section by the relevant Completion Date, the Architect/Contract Administrator shall issue a certificate to that effect. If an extension of time is made after the issue of such a certificate, the extension shall cancel that certificate and the Architect/Contract Administrator shall where necessary issue a further certificate.

2.23 Liquidated damages for non-completion

2.23.1 Provided:

2.23.1.1 the Architect/Contract Administrator has issued a certificate under clause 2.22; and

2.23.1.2 the Employer has notified the Contractor before the due date for the final payment under clause 4.21.3 or (if applicable) the Termination Payment under clause 8.7.5, 8.8.2 or 8.12.4 that it may require payment of, or may withhold or deduct, liquidated damages,

the Employer may, not later than 5 days before the final date for payment of the amount payable under clause 4.21 or (if applicable) 8.7.6, 8.8.3 or 8.12.5, give notice to the Contractor in the terms set out in clause 2.23.2.

2.23.2 A notice from the Employer under clause 2.23.1 shall state that for the period between the Completion Date and the date of practical completion of the Works or that Section:

2.23.2.1 it requires the Contractor to pay liquidated damages at the rate stated in the Contract Particulars, or lesser rate stated in the notice, in which event the Employer may recover the same as a debt; and/or

2.23.2.2 that it will withhold or deduct liquidated damages at the rate stated in the Contract Particulars, or at such lesser stated rate, from sums due to the Contractor.^[34]

2.23.3 If the Employer in relation to the Works or a Section has notified the Contractor in accordance with clause 2.23.1.2 that it may require payment of, or may withhold or deduct, liquidated damages, then, unless the Employer states otherwise in writing, clause 2.23.1.2 shall remain satisfied in relation to the Works or Section, notwithstanding the cancellation of any certificate and issue of any further certificate under clause 2.22.

2.23.4 If the Contractor's employment is terminated under this Contract:

2.23.4.1 where the date of termination occurs prior to the date of practical completion of the Works, the provisions of clauses 2.22 and 2.23 shall apply in respect of the period between the Completion Date and the date of termination, and the reference to practical completion of the Works or Section in clause 2.23.2 shall be deemed to be a reference to the date of termination;

2.23.4.2 in respect of the period after the date of termination, subject to clause 2.23.4.1, the Employer shall not be empowered to require the payment of or to withhold or deduct liquidated damages under clause 2.23 but the provisions of this clause 2.23.4.2 shall be without prejudice to and not in substitution of any other rights and remedies of the Employer.

2.24 Repayment of liquidated damages

If after the operation of clause 2.23 an extension of time is given and the relevant certificate under clause 2.22 is cancelled the Employer shall pay or repay to the Contractor any amounts deducted or recovered under clause 2.23 in respect of the period of the extension.

Partial Possession by Employer

2.25 Contractor's consent

If at any time or times before the date of issue by the Architect/Contract Administrator of the Practical

[34] In addition to the notice under clause 2.23.2, the Employer, if it intends to withhold or deduct all or any of the liquidated damages payable, must give the appropriate Pay Less Notice under clause 4.12.5 or (if applicable) 8.13.3 or 8.13.5.

Completion Certificate or relevant Section Completion Certificate the Employer wishes to take possession of any part or parts of the Works or a Section and the Contractor's consent has been obtained, then, notwithstanding anything expressed or implied elsewhere in this Contract, the Employer may take possession of such part or parts. The Architect/Contract Administrator shall thereupon give the Contractor notice on behalf of the Employer identifying the part or parts taken into possession and giving the date when the Employer took possession ('the Relevant Part' and 'the Relevant Date' respectively).

2.26 Practical completion date

Practical completion of the Relevant Part shall be deemed to have occurred, and the Rectification Period in respect of the Relevant Part shall be deemed to have commenced, on the Relevant Date.

2.27 Defects etc. – Relevant Part

When in the Architect/Contract Administrator's opinion any defects, shrinkages or other faults in the Relevant Part which it has required to be made good under clause 2.30 have been made good, it shall issue a certificate to that effect.

2.28 Insurance – Relevant Part

As from the Relevant Date the Works insurance obligation under Insurance Option A, B or C.2, whichever applies, shall cease in respect of the Relevant Part (but not otherwise) and the Existing Structures (if any) shall from that date be deemed to include the Relevant Part.

2.29 Liquidated damages – Relevant Part

As from the Relevant Date, the rate of liquidated damages stated in the Contract Particulars in respect of the Works or Section containing the Relevant Part shall reduce by the same proportion as the value of the Relevant Part bears to the Contract Sum or to the relevant Section Sum, as shown in the Contract Particulars.

Defects

2.30 Rectification

Any defects, shrinkages or other faults in the Works or a Section which appear and are notified by the Architect/Contract Administrator to the Contractor not later than 14 days after the expiry of the Rectification Period, and which are due to materials, goods or workmanship not in accordance with this Contract, shall at no cost to the Employer be made good by the Contractor unless the Architect/Contract Administrator with the Employer's consent shall otherwise instruct. If the Architect/Contract Administrator does so otherwise instruct, an appropriate deduction shall be made from the Contract Sum in respect of the defects, shrinkages or other faults not made good.

2.31 Certificate of making good

The Architect/Contract Administrator shall, when in its opinion the Contractor's obligations under clause 2.30 have been discharged, issue a certificate to that effect.

CDP Design Work

2.32 As-built Drawings

The Contractor, in addition to its obligations under the CDM Regulations in relation to information for the health and safety file, shall, before practical completion of the Works or relevant Section and without further charge to the Employer, supply for retention and use by the Employer such Contractor's Design Documents and related information as is specified in the Contract Documents or as the Employer may reasonably require that show or describe the Contractor's Designed Portion as built or relate to the maintenance and operation of it or its installations.

2.33 Copyright and use

2.33.1 Subject to all sums due and payable under this Contract to the Contractor having been paid, the Employer shall have an irrevocable, royalty-free, non-exclusive licence to copy and use the Contractor's Design Documents and to reproduce the designs and content of them for any purpose relating to the Works including, without limitation, the construction, completion, maintenance, letting, sale, promotion, advertisement, reinstatement,

refurbishment and repair of the Works. That licence shall enable the Employer to copy and use the Contractor's Design Documents for an extension of the Works but shall not include any right or licence to reproduce the designs contained in them for any such extension.

2.33.2 The licence shall be assignable to any owner from time to time of the Works or any part of them and may be sub-licensed to any owner or tenant of the Works or part of them and to any person engaged for the purposes permitted by clause 2.33.1.

2.33.3 The Contractor shall not be liable for any use by the Employer of any of the Contractor's Design Documents for any purpose other than that for which they were prepared.

2.34 Design liabilities and limitation

2.34.1

2.34.1.1 Insofar as the design of the Contractor's Designed Portion is comprised in the Contractor's Proposals and in what it is to complete in accordance with the Employer's Requirements and these Conditions (including any further design that it is required to carry out as a result of a Variation), the Contractor warrants, subject to clause 2.34.1.2, that it shall use the reasonable skill and care in such design to be expected of a qualified and experienced architect (or other appropriate professional designer) undertaking the design of works similar in scope and character to the Contractor's Designed Portion.

2.34.1.2 To the extent permitted by the Statutory Requirements, the Contractor shall have no greater duty, obligation or liability than to exercise reasonable skill and care as provided in clause 2.34.1.1 in respect of such design and under no circumstances shall the Contractor be subject to any duty, obligation or liability which requires that any such design shall be fit for its purpose.

2.34.2 Where and to the extent that this Contract involves the Contractor in taking on work for or in connection with the provision of a dwelling or dwellings or work in relation to a dwelling or dwellings, clause 2.34.1 includes the Contractor's liability under the Defective Premises Act 1972.

2.34.3 Where or to the extent that this Contract does not involve the Contractor in taking on work for or in connection with the provision of a dwelling or dwellings or work in relation to a dwelling or dwellings to which that Act applies, the Contractor's liability for loss of use, loss of profit or other consequential loss arising in respect of the Contractor's liability under clause 2.34.1 shall be limited to the amount, if any, stated in the Contract Particulars; but such a limitation shall not apply to or be affected by any liability for liquidated damages under clause 2.23.

2.34.4 Subject to clause 2.15, the Contractor shall not be responsible for the contents of the Employer's Requirements or for verifying the adequacy of any design contained within them.

2.34.5 If an inadequacy is found in any design in the Employer's Requirements and the Contractor under clause 2.34.4 is not responsible for verifying its adequacy, then, if or to the extent that that inadequacy is not dealt with in the Contractor's Proposals, the Employer's Requirements shall be altered or modified accordingly and, subject to clause 2.15, any such correction, alteration or modification shall be treated as a Variation.

Section 3 Control of the Works

Access and Representatives

3.1 Access for Architect/Contract Administrator

The Architect/Contract Administrator and any person authorised by it shall at all reasonable times have access to the Works and elsewhere to any work which is being prepared for or is to be utilised in the Works but subject to any reasonable restrictions necessary to protect any proprietary rights.

3.2 Person-in-charge

The Contractor shall ensure that at all reasonable times it has on the site a competent person-in-charge and any instructions given to that person by the Architect/Contract Administrator shall be deemed to have been issued to the Contractor.

3.3 Clerk of works

The Employer shall be entitled to appoint a clerk of works whose duty shall solely be to act as inspector on behalf of the Employer under the Architect/Contract Administrator's directions.

3.4 Replacement of Architect/Contract Administrator or Quantity Surveyor

3.4.1 If the Architect/Contract Administrator or Quantity Surveyor at any time ceases to hold that post, the Employer shall within 14 days of the cessation nominate a replacement. Except where the Employer is a Local or Public Authority and the nominated replacement is an official of it, if the Contractor objects for reasons considered sufficient by a person appointed under the dispute resolution procedures of this Contract, the Employer shall nominate an acceptable replacement.

3.4.2 No replacement Architect/Contract Administrator appointed for this Contract shall be entitled to disregard or overrule any certificate, opinion, decision, consent or instruction given by any predecessor in that post, save to the extent that that predecessor if still in the post would then have had power under this Contract to do so.

Sub-Contracting

3.5 Consent to sub-contracting

The Contractor shall not without the Architect/Contract Administrator's consent sub-contract the whole or any part of the Works other than in accordance with clause 3.7 or sub-contract the design for the CDP Works. In no case shall any such consent or any sub-contracting in any way affect the Contractor's obligations under any other provision of this Contract.

3.6 Conditions of sub-contracting

Where considered appropriate, the Contractor shall engage the sub-contractor using the relevant version of the JCT Intermediate Building Sub-Contract. It shall be a condition of any sub-contract that^[35]:

3.6.1 the sub-contractor's employment under the sub-contract shall terminate immediately upon the termination (for any reason) of the Contractor's employment under this Contract unless prior to the date of termination of the Contractor's employment the sub-contractor has executed and delivered any collateral warranty or warranties in favour of a Funder and/or the Employer which entitle the beneficiary, in the event of such termination, to issue a written notice to the sub-contractor to accept the instructions of the beneficiary or its appointee to the exclusion of the Contractor, in which case:

[35] The JCT Intermediate Sub-Contracts (ICSub and ICSub/D) meet the requirements of clause 3.6 and also those of paragraph 3 of the JCT Fluctuations Option.

- 3.6.1.1 the sub-contractor may suspend the performance of its obligations under the sub-contract with effect from the date of termination of the Contractor's employment until receipt of any such written notice (if one is served), or if no such notice is served the sub-contractor's employment under the sub-contract shall immediately terminate on the day after the last date on which such written notice may be served;
- 3.6.1.2 any such suspension shall be deemed to be a suspension as a result of an instruction of the Architect/Contract Administrator under this Contract passed on to the sub-contractor as a direction by the Contractor under the sub-contract;
- 3.6.2 the sub-contract shall provide:
 - 3.6.2.1 that, except for use on the Works, no Site Materials delivered to the Works by or for the sub-contractor shall be removed without the Contractor's written consent (such consent not to be unreasonably delayed or withheld) and (in addition to any provision for earlier vesting in the Contractor of title to any Listed Items for the purposes of clause 4.10.2.1 of these Conditions) that:
 - 3.6.2.1.1 where, in accordance with clauses 4.8 and 4.9 of these Conditions, the value of any Site Materials has been included in any Interim Certificate under which the amount properly due to the Contractor has been paid to it, they shall upon such payment become, and the sub-contractor shall not deny that they have become, the Employer's property;
 - 3.6.2.1.2 if the Contractor pays the sub-contractor for any Site Materials before their value is included in an Interim Certificate, they shall upon such payment become the Contractor's property;
 - 3.6.2.2 that the sub-contractor shall give access to work in accordance with clause 3.1 of these Conditions;
 - 3.6.2.3 that (without limiting either party's statutory and/or regulatory duties) each party to the sub-contract shall in relation to the Works and the site comply with applicable CDM Regulations and as applicable Part 2A of the Building Regulations^[36];
 - 3.6.2.4 in terms equivalent to those of clause 4.12.6 of these Conditions, that if by a final date for payment under the sub-contract the Contractor fails to pay the sub-contractor any amount that should properly have been paid, the Contractor shall, in addition to that amount, pay simple interest on it at the Interest Rate for the period from the final date for payment until such payment is made;
 - 3.6.2.5 that where the Rights Particulars provide for the execution and delivery of collateral warranties by the sub-contractor:
 - 3.6.2.5.1 the sub-contract and, where applicable, those collateral warranties shall if those particulars require be executed as deeds;
 - 3.6.2.5.2 any collateral warranty required shall be executed and delivered by the sub-contractor within 14 days of receipt of the Contractor's notice requiring execution;
 - 3.6.2.5.3 the terms of and those governing such collateral warranties shall in each case be consistent with those of clause 2.18 of the JCT Intermediate Sub-Contract Conditions;
- 3.6.3 where documents or information and/or the grant of licences are or may be required from the sub-contractor for the BIM Protocol, where applicable, and/or for the purposes of clauses 2.32 and 3.18 of these Conditions, the sub-contract shall also provide for the supply and grant to and by the sub-contractor of all information and licences reasonably necessary for that purpose.

The Contractor shall not give such consent as is referred to in clause 3.6.2.1 without the Architect/Contract Administrator's prior consent under clause 2.17 of these Conditions.

[36] See footnote [37] to clause 3.18 below.

3.7 Named Sub-Contractors

Where it is stated in the Contract Bills/Specification/Work Schedules that work described therein for pricing by the Contractor is to be executed by a named person which is to be employed by the Contractor as a sub-contractor (the 'Named Sub-Contractor') the Contractor shall not later than 21 days after entering into this Contract enter into a sub-contract with such person using the Intermediate Named Sub-Contract Agreement ICSUB/NAM/A. The provisions of Schedule 2 shall apply with respect to any such sub-contract and with respect to an instruction as to the expenditure of a Provisional Sum under clause 3.13 where the Architect/Contract Administrator requires work to be executed by a named person.

Architect/Contract Administrator's Instructions

3.8 Compliance with instructions

The Contractor shall forthwith comply with all instructions issued to it which these Conditions empower the Architect/Contract Administrator to issue, save that:

- 3.8.1 where an instruction requires a Variation of the type referred to in clause 5.1.2, the Contractor need not comply to the extent that it notifies a reasonable objection to the instruction to the Architect/Contract Administrator;
- 3.8.2 if the Contractor considers that compliance with any direction under clause 2.1.3.2 or any instruction would adversely affect the efficacy of the design of the Contractor's Designed Portion or the Contractor's compliance with applicable CDM Regulations or Building Regulations and if within 7 days of receipt of the direction or instruction it gives notice to the Architect/Contract Administrator specifying that adverse effect, the direction or instruction shall not take effect unless and until confirmed by the Architect/Contract Administrator.

3.9 Non-compliance with instructions

Subject to clause 3.8, if within 7 days after receipt of a notice from the Architect/Contract Administrator requiring compliance with an instruction the Contractor does not comply, the Employer may employ and pay other persons to execute work of any kind that may be necessary to give effect to that instruction. The Contractor shall be liable for all additional costs incurred by the Employer in connection with such employment and an appropriate deduction may be made from the Contract Sum.

3.10 Provisions empowering instructions

On receipt of an instruction the Contractor may request the Architect/Contract Administrator to notify it which provision of these Conditions empowers issue of the instruction and the Architect/Contract Administrator shall forthwith comply with the request. If the Contractor thereafter complies with that instruction with neither Party then having invoked any dispute resolution procedure under this Contract to establish the Architect/Contract Administrator's powers in that regard, the instruction shall be deemed to have been duly given under the specified provision.

3.11 Instructions requiring Variations

- 3.11.1 The Architect/Contract Administrator may issue instructions requiring a Variation.
- 3.11.2 Any instruction of the type referred to in clause 5.1.2 shall be subject to the Contractor's right of reasonable objection set out in clause 3.8.1.
- 3.11.3 In respect of the Contractor's Designed Portion, any instruction requiring a Variation shall be an alteration to or modification of the Employer's Requirements.
- 3.11.4 The Architect/Contract Administrator may sanction in writing any Variation made by the Contractor otherwise than pursuant to an instruction.
- 3.11.5 No Variation required or sanctioned by the Architect/Contract Administrator shall vitiate this Contract.

3.12 Postponement of work

The Architect/Contract Administrator may issue instructions in regard to the postponement of any work to be executed under this Contract.

3.13 Instructions on Provisional Sums

The Architect/Contract Administrator shall issue instructions in regard to the expenditure of Provisional Sums included in the Contract Bills/Specification/Work Schedules or in the Employer's Requirements.

3.14 Inspection – tests

The Architect/Contract Administrator may issue instructions requiring the Contractor to open up for inspection any work covered up or to arrange for or carry out any test of any materials or goods (whether or not already incorporated in the Works) or of any executed work. The cost of that opening up or testing (including the cost of making good) shall be added to the Contract Sum unless provided for in the Contract Bills/Specification/Work Schedules or unless the inspection or test shows that the materials, goods or work are not in accordance with this Contract.

3.15 Work not in accordance with the Contract

3.15.1 If during the carrying-out of the Works any work, materials or goods are found not to be in accordance with this Contract, the Contractor shall forthwith notify the Architect/Contract Administrator of the action which the Contractor proposes immediately to take, at no cost to the Employer, to establish that there is no similar failure in work already executed or materials or goods already supplied (whether or not incorporated in the Works). If the Architect/Contract Administrator:

3.15.1.1 has not received such notification within 7 days of the finding; or

3.15.1.2 is not satisfied with the action proposed by the Contractor; or

3.15.1.3 because of safety considerations or statutory obligations, is unable to wait for the Contractor's written proposals,

it may issue instructions requiring the Contractor at no cost to the Employer to open up for inspection any work covered up or to arrange for or carry out any test of any materials or goods (whether or not already incorporated in the Works) or any executed work to establish that there is no similar failure, including making good thereafter. The Contractor shall forthwith comply with any such instruction.

3.15.2 If within 10 days of receipt of an instruction under clause 3.15.1, and without affecting its obligation to comply with the instruction, the Contractor gives notice to the Architect/Contract Administrator, objecting to compliance and stating its reasons, and if within 7 days of receipt of that objection the Architect/Contract Administrator does not notify withdrawal of the instruction or its modification to remove the Contractor's objection, then any dispute or difference as to whether the nature or the extent of the opening up for inspection or testing instructed by the Architect/Contract Administrator was reasonable in all the circumstances shall be referred to a person appointed under the dispute resolution procedures of this Contract.

3.15.3 If and to the extent that the person appointed finds the instruction was not reasonable it shall decide the amount, if any, to be paid by the Employer to the Contractor in respect of compliance (including making good) and the consequent extension of time, if any, for completion of the Works or any relevant Section.

3.16 Instructions as to removal of work etc.

3.16.1 The Architect/Contract Administrator may issue instructions in regard to the removal from the site of any work, materials or goods which are not in accordance with this Contract.

3.16.2 If any work is not carried out in a proper and workmanlike manner the Architect/Contract Administrator may issue such instructions to the Contractor as are in consequence reasonably necessary and the Contractor shall comply with them at no cost to the Employer.

3.17 Exclusion of persons from the Works

The Architect/Contract Administrator may (but shall not unreasonably or vexatiously) issue instructions requiring the exclusion from the site of any person employed thereon.

CDM Regulations and Part 2A of the Building Regulations

3.18 CDM Regulations and Part 2A of the Building Regulations

Without limiting either Party's statutory and regulatory duties and responsibilities, each Party undertakes to the other that in relation to the Works and site it will duly comply with applicable CDM Regulations and as applicable Part 2A of the Building Regulations^[37], and in particular but without limitation:

- 3.18.1 the Employer shall ensure that the Principal Designer carries out its duties and, where the Contractor is not the Principal Contractor, shall ensure that the Principal Contractor carries out its duties under those regulations;
- 3.18.2 the Contractor in addition to any obligations under clause 2.1.3.3 shall comply with:^[38]
 - 3.18.2.1 regulations 8 and 15 of the CDM Regulations and, where it is the Principal Contractor for the purposes of the CDM Regulations, with regulations 12 to 14 of those regulations; and
 - 3.18.2.2 regulations 11F, 11J and 11L of the Building Regulations and, where it is the Principal Contractor for the purposes of the Building Regulations, with regulation 11N of those regulations;
- 3.18.3 if the Employer appoints a replacement for any Principal Designer or Principal Contractor, the Employer shall immediately upon that appointment notify the Contractor with details of the new appointee.

[37] Part 2A of the Building Regulations, introduced by the Building Regulations etc. (Amendment) (England) Regulations 2023 pursuant to the Building Safety Act 2022, sets out a framework of safety duties and competence requirements for those persons involved in the procurement, design and undertaking of building work to which building regulations apply (including higher-risk building work for which additional duties apply).
If any project involves higher-risk building work, see the Intermediate Building Contract Guide.

[38] Under the CDM Regulations and the Building Regulations, where the Employer is a domestic client (as defined in regulation 2(1) in both sets of regulations), the Principal Contractor may also be responsible for carrying out certain of the client's duties.

Section 4 Payment

Contract Sum and Adjustment

4.1 Work included in Contract Sum

- 4.1.1 Where there are Contract Bills, the quality and quantity of the work included in the Contract Sum shall be that set out in those bills and in the Employer's Requirements, the Contractor's Proposals, the CDP Analysis and other Contractor's Design Documents.
- 4.1.2 Where there are no Contract Bills and save insofar as quantities are given in the Specification or Work Schedules, the quality and quantity of the work included in the Contract Sum shall be that set out in the Contract Documents taken together, provided that if there is any inconsistency between work as stated or shown on the Contract Drawings and any description of that work in the Specification or Work Schedules, the Contract Drawings shall prevail.
- 4.1.3 Where there are no Contract Bills, but quantities are given for any items in the Specification or Work Schedules, the quality and quantity of the work included in the Contract Sum for those items shall be that set out in the Specification or Work Schedules.

4.2 Adjustment only under the Conditions

The Contract Sum shall not be adjusted or altered in any way other than in accordance with clause 4.3 and other express provisions of these Conditions and, subject to clause 2.13, any error in the computation of the Contract Sum is accepted by the Parties.

4.3 Adjustment of Contract Sum

The Contract Sum shall be adjusted by:

- 4.3.1 any amount agreed by the Employer and the Contractor in respect of Variations and other work of the types referred to in clause 5.2 and the amount of each Valuation;
- 4.3.2 (where the Contract Particulars state that a Fluctuations Provision applies) any amounts payable or allowable under that provision;
- 4.3.3 any other amounts referred to in clause 4.9.2 and the deductions referred to in clause 4.9.3, each as finally ascertained;
- 4.3.4 the deduction of all Provisional Sums and the value of any work for which an Approximate Quantity is included in the Contract Documents; and
- 4.3.5 any other amount which under this Contract is to be added to the Contract Sum or may be deducted from it.

4.4 Fluctuations – Named Sub-Contractors

In respect of any amount included in the Contract Sum for work to be executed by a Named Sub-Contractor, the Contract Sum shall be adjusted by the net amount payable to or allowable by the Named Sub-Contractor under any applicable fluctuations provision of the Named Sub-Contract Conditions excluding any amount that arises from any extension of the period or periods for completion of the Sub-Contract Works due to an impediment, prevention or default, whether by act or omission, by the Contractor or any of the Contractor's Persons.

Taxes

4.5 VAT

- 4.5.1 The Contract Sum is exclusive of VAT and in relation to each payment to the Contractor under this Contract, the Employer shall in addition pay the amount of any VAT properly chargeable in respect of it.

- 4.5.2 If after the Base Date the supply of any goods or services to the Employer becomes exempt from VAT there shall be paid to the Contractor an amount equal to the input tax on the supply to the Contractor of goods and services that contribute to the Works which as a consequence of that exemption the Contractor cannot recover.

4.6 Construction Industry Scheme (CIS)

If the Employer is or at any time up to the payment of the Final Certificate becomes a 'contractor' for the purposes of the CIS^[39], its obligation to make any payment under this Contract is subject to the provisions of the CIS.

Payments, Certificates and Notices – general provisions

4.7 Advance payment

Where the Contract Particulars state that clause 4.7 applies, and an advance payment is to be made, it shall be paid to the Contractor on the date and reimbursed to the Employer on the terms stated in the Contract Particulars, save that, if the Contract Particulars state that an advance payment bond is required, payment shall only be made if the Contractor has provided to the Employer a bond in the terms set out in Part 1 of Schedule 3 from a surety approved by the Employer.

4.8 Interim payments – due dates and certificates

- 4.8.1 During the period up to the due date for the final payment fixed under clause 4.21.3, the monthly due dates for interim payments by the Employer shall in each case be the date 7 days after the relevant Interim Valuation Date.
- 4.8.2 The Architect/Contract Administrator shall not later than 5 days after each due date issue an Interim Certificate, stating the sum that it considers to be or have been due to the Contractor at the due date, calculated in accordance with clause 4.9, and the basis on which that sum has been calculated.
- 4.8.3 Interim valuations shall be made by the Quantity Surveyor whenever the Architect/Contract Administrator considers them necessary for ascertaining the sum due in an interim payment.

4.9 Interim payments – calculation of sums due

The amount of each interim payment to be certified under clause 4.8.2 shall, subject to any agreement between the Parties as to stage payments, be the total of the amounts referred to in clauses 4.9.1 and 4.9.2, less the deductions referred to in clause 4.9.3, each calculated as at the Interim Valuation Date, less the cumulative total of the amounts of any advance payment that have then become due for reimbursement to the Employer in accordance with the terms stated in the Contract Particulars for clause 4.7 and less the total of sums stated as due in previous Interim Certificates and any sums paid in respect of any Payment Notice given after the issue of the latest Interim Certificate. The amounts referred to are:

- 4.9.1 the applicable percentage, as stated in the Contract Particulars, of the total value of:
- 4.9.1.1 the work properly executed by the Contractor, including any work so executed for which a value has been agreed pursuant to clause 5.2.1 or which has been valued under the Valuation Rules, but excluding any reinstatement work under clause 6.13.4, as referred to in clause 4.9.2;
 - 4.9.1.2 Site Materials, provided they are adequately protected against weather and other casualties and are not on the Works prematurely; and
 - 4.9.1.3 Listed Items (if any) for which the conditions set out in clause 4.10 are satisfied;
- those values shall be adjusted, where appropriate, in accordance with any applicable Fluctuations Provision and, where there is an Activity Schedule, the value to be included in respect of the work in each activity to which it relates shall be a proportion of the price stated for the work in that activity equal to the proportion of the work in that activity that has then been properly executed;
- 4.9.2 the full amount (100%) (to the extent then ascertained) payable to the Contractor or to be

[39] See the Contract Particulars (Eighth Recital and clause 4.6).

added to the Contract Sum in respect of:

Fees and charges (clause 2.3);
Inspection and testing (clauses 3.14 and 3.15.3);
Contractor's right of suspension – costs and expenses (clause 4.14);
Fluctuations – Named Sub-Contractors (clause 4.4);
Fluctuations under any applicable Fluctuations Provision, other than by means of an adjustment under clause 4.9.1;
Loss and Expense (clause 4.15);
Insurance premiums (clauses 2.6, 6.5, 6.10, 6.11, 6.12.2 and 6.18);
Reinstatement etc. of loss or damage – where Insurance Option B or C applies or to the extent that the work is under clause 6.13.5.3 to be treated as a Variation, reinstatement work under clause 6.13.4;

- 4.9.3 the ascertained amount of any deductions to be made under clause 2.9 (*Levels*), 2.30 (*Rectification*), 3.9 (*Non-compliance with instructions*), 4.4 (*Fluctuations – Named Sub-Contractors*), (in the event of a reduction in the premium) 6.10 (*Terrorism Cover premiums*), 6.12.2 (*Evidence of insurance*) or 6.17.2 (*Breach of Joint Fire Code – Remedial Measures*) or any amount under any applicable Fluctuations Provision other than by means of an adjustment under clause 4.9.1.

4.10 Listed Items

The conditions for inclusion of the value of a Listed Item in the amount of an interim payment to be certified under clause 4.8.2 before its delivery to or adjacent to the Works as referred to in clause 4.9.1.3 are:

- 4.10.1 the Listed Item is in accordance with this Contract;
- 4.10.2 the Contractor has provided the Architect/Contract Administrator with reasonable proof that:
- 4.10.2.1 property in the Listed Item is vested in the Contractor; and
- 4.10.2.2 the Listed Item is and will remain insured against loss or damage for its full value under a policy of insurance protecting the interests of the Employer and the Contractor in respect of the Specified Perils until delivered to, or adjacent to, the Works;
- 4.10.3 at the premises where the Listed Item is situated pending delivery, there is in relation to that item clear identification of:
- 4.10.3.1 the Employer as the person to whose order it is held; and
- 4.10.3.2 the Works as its destination,
- each item being either set apart or clearly and visibly marked, individually or as a set, by letters, figures or a pre-determined code; and
- 4.10.4 for uniquely identified Listed Items, the Contractor, if it is stated in the Contract Particulars as required, has provided a bond in favour of the Employer from a surety approved by the Employer in the terms set out in Part 2 of Schedule 3 ('the required bond') in the amount specified in the Contract Particulars for this clause 4.10.4; or
- 4.10.5 for Listed Items that are not uniquely identified, the Contractor has provided the required bond in the amount specified in the Contract Particulars for this clause 4.10.5.

4.11 Contractor's Payment Applications and Payment Notices

- 4.11.1 In relation to any interim payment the Contractor may not later than its Interim Valuation Date or, in the case of the final payment, may at any time prior to issue of the Final Certificate make an application to the Quantity Surveyor (a 'Payment Application'), stating the sum that the Contractor considers to be due to it at the relevant due date, as fixed in accordance with clause 4.8 or 4.21.3, and the basis on which that sum has been calculated.
- 4.11.2 If a Payment Certificate is not issued in accordance with clause 4.8.2 or 4.21.1, then:
- 4.11.2.1 where the Contractor has made a Payment Application in accordance with clause 4.11.1, that application is for the purposes of these Conditions a Payment

Notice; or

- 4.11.2.2 where the Contractor has not made a Payment Application, it may at any time after the last date for issue of the Payment Certificate give a Payment Notice to the Quantity Surveyor, stating the sum that the Contractor considers to have become due to it under clause 4.9 or 4.21.2 at the relevant due date and the basis on which that sum has been calculated.

4.12 Interim and final payments – final date and amount

- 4.12.1 Subject to clause 4.12.4, the final date for payment of each interim payment and the final payment shall be 28 days from its due date.
- 4.12.2 Subject to any Pay Less Notice given by the paying Party under clause 4.12.5, the paying Party shall pay the sum stated as due in the Payment Certificate on or before the final date for payment.
- 4.12.3 If a Payment Certificate is not issued in accordance with clause 4.8.2 or 4.21.1, but a Payment Notice has been or is then given, the Employer shall, subject to any Pay Less Notice under clause 4.12.5, pay the Contractor the sum stated as due in the Payment Notice.
- 4.12.4 Where a Payment Notice is given under clause 4.11.2.2, the final date for payment of the sum specified in it shall for all purposes be regarded as postponed by the same number of days as the number of days after the last date for issue of the Payment Certificate that the Payment Notice is given.
- 4.12.5 Where:
- 4.12.5.1 the Employer intends to pay less than the sum stated as due from it in a Payment Certificate or Payment Notice; or
- 4.12.5.2 if the Final Certificate shows a balance due to the Employer, the Contractor intends to pay less than the sum stated as due,
- the Party by which the payment is stated to be payable shall not later than 5 days before the final date for payment give the other Party notice of that intention in accordance with clause 4.13.1 (a 'Pay Less Notice'). Where a Pay Less Notice is given, the payment to be made on or before the final date for payment shall not be less than the amount stated in it as due.
- 4.12.6 If either Party fails to pay a sum, or any part of it, due to the other Party under these Conditions by the final date for payment, it shall, in addition to any unpaid amount that should properly have been paid, pay the other Party simple interest on that amount at the Interest Rate for the period from the final date for payment until payment is made.
- 4.12.7 Any such unpaid amount and any interest under clause 4.12.6 shall be recoverable as a debt. Acceptance of a payment of interest shall not in any circumstances be construed as a waiver either of the recipient's right to proper payment of the principal amount due or of the Contractor's rights to suspend performance under clause 4.14 or terminate its employment under section 8.

4.13 Pay Less Notices and other general provisions

- 4.13.1 A Pay Less Notice given by either Party shall specify the sum it considers to be due to the other Party at the date the notice is given and the basis on which that sum has been calculated. Such notice:
- 4.13.1.1 (where it is to be given by the Employer) may be given on its behalf by the Architect/Contract Administrator or Quantity Surveyor or by any other person which the Employer notifies the Contractor as being authorised to do so but, in the case of a payment for which a Payment Certificate is not issued in due time, may not be given until the Contractor has in respect of the payment given a Payment Notice;
- 4.13.1.2 (where it is to be given by the Contractor) shall be sent to the Employer, with a copy to the Architect/Contract Administrator.
- 4.13.2 In relation to the requirements for the issue of Payment Certificates and the giving of Pay

Less Notices, it is immaterial that the amount then considered to be due may be zero.

- 4.13.3 Where the Employer is not a Local or Public Authority, the Employer's interest in the percentage of the total value not included in the amounts of the interim payments to be certified under clause 4.8.2 shall be fiduciary as trustee for the Contractor (but without obligation to invest) and the Contractor's beneficial interest in that sum shall be subject only to the right of the Employer to have recourse to it from time to time for payment of any amount which the Employer is entitled under the provisions of this Contract to withhold or deduct from sums due or to become due to the Contractor.

4.14 Contractor's right of suspension

- 4.14.1 If the Employer fails to pay a sum payable to the Contractor in accordance with clause 4.12 (together with any VAT properly chargeable in respect of that payment) by the final date for payment and the failure continues for 7 days after the Contractor has given notice to the Employer, with a copy to the Architect/Contract Administrator, of its intention to suspend the performance of its obligations under this Contract and the grounds for such suspension, the Contractor, without affecting its other rights and remedies, may suspend performance of any or all of those obligations until payment is made in full.
- 4.14.2 Where the Contractor exercises its right of suspension under clause 4.14.1, it shall be entitled to a reasonable amount in respect of costs and expenses reasonably incurred by it as a result of exercising the right.
- 4.14.3 Applications in respect of any such costs and expenses shall be made to the Architect/Contract Administrator and the Contractor shall with its application or on request submit such details of them as are reasonably necessary for ascertaining the amount in question.

Loss and Expense

4.15 Matters materially affecting regular progress

- 4.15.1 If in the execution of this Contract the Contractor incurs or is likely to incur any direct loss and/or expense as a result of any deferment of giving possession of the site or part of it under clause 2.5 or because regular progress of the Works or any part of them has been or is likely to be materially affected by any Relevant Matter, it shall, subject to clause 4.15.2 and compliance with the provisions of clause 4.16 be entitled to reimbursement of that loss and/or expense.
- 4.15.2 No such entitlement arises where these Conditions provide that there shall be no addition to the Contract Sum or otherwise exclude the operation of this clause 4.15 or to the extent that the Contractor is reimbursed for such loss and/or expense under another provision of these Conditions.

4.16 Notification and ascertainment

- 4.16.1 The Contractor shall notify the Architect/Contract Administrator as soon as the likely effect of a Relevant Matter on regular progress or the likely nature and extent of any loss and/or expense arising from a deferment of possession becomes (or should have become) reasonably apparent to it.
- 4.16.2 That notification shall be accompanied or, as soon as reasonably practicable, followed by the Contractor's initial assessment of the loss and/or expense incurred and any further amounts likely to be incurred, together with such information as is reasonably necessary to enable the Architect/Contract Administrator or Quantity Surveyor to ascertain the loss and/or expense incurred.
- 4.16.3 The Contractor shall thereafter, in such form and manner as the Architect/Contract Administrator may reasonably require, update that assessment and information at monthly intervals until all information reasonably necessary to allow ascertainment of the total amount of such loss and expense has been supplied.
- 4.16.4 Within 28 days of receipt of the initial assessment and information and 14 days of each subsequent update of them the Architect/Contract Administrator or Quantity Surveyor shall notify the Contractor of the ascertained amount of the loss and/or expense incurred, each ascertainment being made by reference to the information supplied by the Contractor and in sufficient detail to enable the Contractor to identify differences between it and the

Contractor's assessment.

4.17 Relevant Matters

The following are the Relevant Matters:

- 4.17.1 Variations (including any other matters or instructions which under these Conditions are to be treated as a Variation);
- 4.17.2 Architect/Contract Administrator's instructions:
 - 4.17.2.1 under clause 3.12 or 3.13 (excluding, where there are Contract Bills, an instruction for expenditure of a Provisional Sum for defined work);
 - 4.17.2.2 (to the extent provided therein) under clause 3.7 and Schedule 2;
 - 4.17.2.3 for the opening up for inspection or testing of any work, materials or goods under clause 3.14 (including making good), unless the inspection or test shows that the work, materials or goods are not in accordance with this Contract; or
 - 4.17.2.4 in relation to errors, omissions and inconsistencies in or between the Contract Documents and/or other documents referred to in clause 2.13;
- 4.17.3 the execution of work for which an Approximate Quantity is not a reasonably accurate forecast of the quantity of work required;
- 4.17.4 any impediment, prevention or default, whether by act or omission, by the Employer, the Architect/Contract Administrator, the Quantity Surveyor or any Employer's Person, except to the extent caused or contributed to by any default, whether by act or omission, of the Contractor or any Contractor's Person;
- 4.17.5 (where the Contract Particulars state that clause 4.17.5 applies) an epidemic:
 - 4.17.5.1 first occurring after the Base Date which affects the execution of the Works; or
 - 4.17.5.2 first occurring before the Base Date whose effects change after the Base Date and any such change affects the execution of the Worksby limiting the availability or use of labour or the availability of persons engaged in providing services for the Works where such labour and/or persons are necessary for the proper carrying out of the Works, or preventing the Contractor from, or delaying the Contractor in, securing such goods or materials or such services as are necessary for the proper carrying out of the Works;
- 4.17.6 (where the Contract Particulars state that clause 4.17.6 applies) the occurrence after the Base Date of any of the following which affects the execution of the Works:
 - 4.17.6.1 the passing into law of any statute, statutory instrument or other subordinate legislation, regulation or bye-law, whether to make a new law or change or repeal an existing law;
 - 4.17.6.2 the exercise of any statutory power, except to the extent caused or contributed to by any default, whether by act or omission, of the Contractor or any Contractor's Person; or
 - 4.17.6.3 the publication of any guidance,by the United Kingdom Government or any of the devolved administrations, or any Local or Public Authority or any equivalent authority governed by public law in any of the devolved administrations, or in the case of guidance by the Construction Leadership Council or its successor.

4.18 Amounts ascertained – addition to Contract Sum

Amounts ascertained under clause 4.16 shall be added to the Contract Sum.

4.19 Reservation of Contractor's rights and remedies

The provisions of clauses 4.15 to 4.18 shall not limit or affect any other rights and remedies of the Contractor.

Final Adjustment and Final Payment

4.20 Final adjustment

- 4.20.1 Not later than 6 months after the issue of the Practical Completion Certificate or last Section Completion Certificate, the Contractor shall provide the Architect/Contract Administrator or (if so instructed) the Quantity Surveyor, with all documents necessary for the adjustment of the Contract Sum.
- 4.20.2 Not later than 3 months after receipt of the documents referred to in clause 4.20.1:
- 4.20.2.1 the Architect/Contract Administrator, or, if it so instructs, the Quantity Surveyor, shall ascertain the amount of any loss and/or expense notified by the Contractor under clause 4.16 and not previously ascertained;
- 4.20.2.2 the Quantity Surveyor shall prepare a statement showing all adjustments to be made to the Contract Sum under clause 4.3,
- and the Architect/Contract Administrator shall within that 3 month period send to the Contractor copies of that statement and any such ascertainment.
- 4.20.3 If after expiry of the 6 month period referred to in clause 4.20.1 the Contractor has not supplied the necessary documents, the Architect/Contract Administrator may at any time give the Contractor one month's notice requiring their supply. Failing the supply of such documents, any ascertainment of loss and expense not then completed and the statement of adjustments may be completed on the basis of information in the Architect/Contract Administrator's or Quantity Surveyor's possession. Following preparation or completion of those documents, copies of them shall promptly be sent to the Contractor.

4.21 Final Certificate and final payment^[40]

- 4.21.1 The Architect/Contract Administrator shall issue the Final Certificate not later than 28 days after whichever of the following occurs last:
- 4.21.1.1 the end of the Rectification Period in respect of the Works or (where there are Sections) the last such period to expire;
- 4.21.1.2 the date of issue of the certificate of making good under clause 2.31 or (where there are Sections) the last such certificate to be issued; or
- 4.21.1.3 the date on which the Architect/Contract Administrator sends to the Contractor copies of the statement and any ascertainment under clause 4.20.2 or 4.20.3.
- 4.21.2 The Final Certificate shall state:
- 4.21.2.1 the Contract Sum as adjusted in accordance with clause 4.3; and
- 4.21.2.2 the sum of amounts already stated as due in Interim Certificates plus the amount of any advance payment made under clause 4.7 and (where relevant) any sums paid in respect of any such Payment Notice as is referred to in clause 4.9
- and (without affecting the rights of the Contractor in respect of any interim payment not paid in full by the Employer by its final date for payment) the final payment shall be the difference (if any) between the two sums, which shall be shown in the Final Certificate as a balance due to the Contractor from the Employer or vice versa. The Final Certificate shall state the basis on which that amount has been calculated.
- 4.21.3 The due date for the final payment shall be the last day of the 28 day period referred to in clause 4.21.1 for issue of the Final Certificate.

[40] The effect of the Final Certificate is set out in clause 1.9.

Section 5 Variations

General

5.1 Definition of Variations

The term 'Variation' means:

- 5.1.1 the alteration or modification of the design, quality or quantity of the Works including:
 - 5.1.1.1 the addition, omission or substitution of any work;
 - 5.1.1.2 the alteration of the kind or standard of any of the materials or goods to be used in the Works;
 - 5.1.1.3 the removal from the site of any work executed or Site Materials other than work, materials or goods which are not in accordance with this Contract;
- 5.1.2 the imposition by the Employer of any obligations or restrictions in regard to the following matters or any addition to or alteration or omission of any such obligations or restrictions that are so imposed or are imposed by the Contract Documents in regard to:
 - 5.1.2.1 access to the site or use of any specific parts of the site;
 - 5.1.2.2 limitations of working space;
 - 5.1.2.3 limitations of working hours; or
 - 5.1.2.4 the execution or completion of the work in any specific order.^[41]

5.2 Valuation of Variations and provisional sum work

The value of:

- 5.2.1 all Variations required by Architect/Contract Administrator's instructions or subsequently sanctioned by the Architect/Contract Administrator in writing;
- 5.2.2 all work which under these Conditions is to be treated as a Variation;
- 5.2.3 all work executed by the Contractor in accordance with Architect/Contract Administrator's instructions as to the expenditure of Provisional Sums included in the Priced Document or in the Employer's Requirements; and
- 5.2.4 all work executed by the Contractor for which an Approximate Quantity has been included in the Priced Document or in the Employer's Requirements

shall be such amount as is agreed by the Employer and the Contractor or, where not agreed, the amount valued by the Quantity Surveyor (a 'Valuation'). Each Valuation shall be made in accordance with clauses 5.3 to 5.7 ('the Valuation Rules'), such Valuation insofar as it relates to the Contractor's Designed Portion being in accordance with clause 5.7.

The Valuation Rules

5.3 Measurable Work

- 5.3.1 To the extent that a Valuation relates to the execution of additional or substituted work which can properly be valued by measurement or to the execution of work for which an Approximate Quantity is included in Contract Bills and subject to clause 5.7 in the case of CDP Works, such work shall be measured and shall be valued in accordance with the following rules:

[41] See clauses 3.8.1 and 3.8.2 for the Contractor's right of reasonable objection to Variations within clause 5.1.2.

- 5.3.1.1 where the additional or substituted work is of similar character to, is executed under similar conditions as, and does not significantly change the quantity of, work set out in the Contract Documents, the rates and prices for the work set out in the Priced Document shall determine the valuation;
- 5.3.1.2 where the additional or substituted work is of similar character to work set out in the Contract Documents but is not executed under similar conditions thereto and/or significantly changes its quantity, the rates and prices for the work set out in the Priced Document shall be the basis for determining the valuation and the Valuation shall include a fair allowance for such difference in conditions and/or quantity;
- 5.3.1.3 where the additional or substituted work is not of similar character to work set out in the Priced Document, the work shall be valued at fair rates and prices;
- 5.3.1.4 where the Approximate Quantity is a reasonably accurate forecast of the quantity of work required the rate or price for the Approximate Quantity shall determine the valuation; and
- 5.3.1.5 where the Approximate Quantity is not a reasonably accurate forecast of the quantity of work required, the rate or price for that Approximate Quantity shall be the basis for determining the valuation and the Valuation shall include a fair allowance for such difference in quantity.

Provided that clauses 5.3.1.4 and 5.3.1.5 shall apply only to the extent that the work has not been altered or modified other than in quantity.

- 5.3.2 To the extent that a Valuation relates to the omission of work set out in the Contract Documents and subject to clause 5.7 in the case of CDP Works, the rates and prices for such work therein set out shall determine the valuation of the work omitted.
- 5.3.3 In any valuation of work under clauses 5.3.1 and 5.3.2:
 - 5.3.3.1 measurement shall be in accordance with the same principles as those governing the preparation of Contract Bills, as referred to in clause 2.12;
 - 5.3.3.2 allowance shall be made for any percentage or lump sum adjustments in the Priced Document; and
 - 5.3.3.3 allowance, where appropriate, shall be made for any addition to or reduction of preliminary items of the type referred to in the Measurement Rules, provided that no such allowance shall be made in respect of compliance with an Architect/Contract Administrator's instruction for the expenditure of a Provisional Sum for defined work.

5.4 Daywork

Where the execution of additional or substituted work cannot be valued in accordance with clause 5.3 or 5.7, as applicable, the Valuation shall comprise:

- 5.4.1 the prime cost of such work (calculated in accordance with the 'Definition of Prime Cost of Daywork carried out under a Building Contract' issued by The Royal Institution of Chartered Surveyors (RICS) and Construction Industry Publications Ltd as current at the Base Date) together with Percentage Additions to each section of the prime cost at the rates stated in the Priced Document or, if they apply in respect of labour, at the All-Inclusive Rates stated therein; or
- 5.4.2 where the work is within the province of any specialist trade and the RICS and the appropriate body representing the employers in that trade have agreed and issued a definition of prime cost of daywork^[42], the prime cost of such work calculated in accordance with that definition current at the Base Date, together with Percentage Additions on the prime cost at the rates stated in the Priced Document or, if they apply in respect of labour, at the All-Inclusive Rates stated therein.

Provided that in any case vouchers specifying the time daily spent upon the work, the operatives'

[42] There are currently three definitions to which clause 5.4.2 refers, namely those agreed between the RICS and The Electrical Contractors' Association and SELECT, the RICS and The Building and Engineering Services Association, and the RICS and The Association of Plumbing and Heating Contractors and The Scottish and Northern Ireland Plumbing Employers' Federation.

names, the plant and the materials employed shall be delivered for verification to the Architect/Contract Administrator or its authorised representative not later than 7 Business Days after the work has been executed.

5.5 Change of conditions for other work

If as a result of:

- 5.5.1 compliance with any instruction requiring a Variation;
- 5.5.2 compliance with any instruction as to the expenditure of a Provisional Sum for undefined work;
- 5.5.3 compliance with any instruction as to the expenditure of a Provisional Sum for defined work, to the extent that the instruction for that work differs from the description given for such work in Contract Bills; or
- 5.5.4 the execution of work for which an Approximate Quantity is included in Contract Bills, to the extent that the quantity is more or less than the quantity ascribed to that work in Contract Bills,

there is a substantial change in the conditions under which any other work is executed (including CDP Works), that other work shall be treated as a Variation and shall be valued in accordance with the provisions of this section 5.

5.6 Additional provisions

- 5.6.1 To the extent that a Valuation does not relate to the execution of additional or substituted work or the omission of work or to the extent that the valuation of any work or liabilities directly associated with a Variation cannot reasonably be effected in the Valuation by the application of clauses 5.3 to 5.5 and 5.7, a fair valuation shall be made.
- 5.6.2 No allowance shall be made under the Valuation Rules for any effect upon the regular progress of the Works or of any part of them or for any other direct loss and/or expense for which the Contractor would be reimbursed by payment under any other provision in these Conditions.

5.7 Contractor's Designed Portion – Valuation

Valuations relating to the Contractor's Designed Portion shall be made under this clause 5.7.

- 5.7.1 Allowance shall be made in such Valuations for the addition or omission of the relevant design work.
- 5.7.2 The valuation of additional or substituted work shall be consistent with the values of work of a similar character set out in the CDP Analysis, making due allowance for any change in the conditions under which work is carried out and/or any significant change in the quantity of the work so set out. Where there is no work of a similar character set out in the CDP Analysis a fair valuation shall be made.
- 5.7.3 The valuation of the omission of work set out in the CDP Analysis shall be in accordance with the values therein for such work.
- 5.7.4 Clauses 5.3.3.2, 5.3.3.3, 5.4 and 5.5 shall apply so far as is relevant.

Section 6 Injury, Damage and Insurance

Personal Injury and Property Damage

6.1 Contractor's liability – personal injury or death

The Contractor shall be liable for, and shall indemnify the Employer against, any expense, liability, loss, claim or proceedings whatsoever in respect of personal injury to or the death of any person arising out of or in the course of or caused by the carrying out of the Works, except to the extent that the same is due to any act or neglect of the Employer, any Employer's Person or any Statutory Provider.

6.2 Contractor's liability – loss, injury or damage to property

Subject to clause 6.3, the Contractor shall be liable for, and shall indemnify the Employer against, any expense, liability, loss, claim or proceedings in respect of any loss, injury or damage whatsoever to any property real or personal in so far as such loss, injury or damage arises out of or in the course of or by reason of the carrying out of the Works and to the extent that the same is due to any negligence, breach of statutory duty, omission or default of the Contractor or any Contractor's Person.

6.3 Loss or damage to Existing Structures or their contents

- 6.3.1 Where paragraph C.1 of Insurance Option C applies, the Contractor's liability and indemnity under clause 6.2 excludes any loss or damage to Existing Structures or to any of their contents required to be insured under that option that is caused by any of the risks or perils required or agreed to be insured against under that option.
- 6.3.2 The exclusion in clause 6.3.1 shall apply notwithstanding that the loss or damage is or may be due in whole or in part to the negligence, breach of statutory duty, omission or default of the Contractor or any Contractor's Person.
- 6.3.3 Where Insurance Option C applies but a C.1 Replacement Schedule applies in lieu of paragraph C.1, the Contractor's liability and indemnity under clause 6.2 shall, in respect of loss, injury or damage to the Existing Structures and their contents due to the causes specified in that clause, be subject only to such limitations or exclusions as are specified in that schedule.
- 6.3.4 The reference in clause 6.2 to 'property real or personal' does not include the Works, work executed or Site Materials up to and including the date of issue of the Practical Completion Certificate or, if earlier, the date of termination of the Contractor's employment, except that:
 - 6.3.4.1 after the date of issue of a Section Completion Certificate, the Section to which it relates shall no longer be regarded as 'the Works' or 'work executed' for these purposes; and
 - 6.3.4.2 if partial possession is taken under clause 2.25, the Relevant Part shall no longer be so regarded after the Relevant Date.

Insurance against Personal Injury and Property Damage

6.4 Contractor's insurance of its liability

- 6.4.1 Without limiting or affecting its indemnities to the Employer under clauses 6.1 and 6.2, the Contractor shall effect and maintain insurance in respect of claims arising out of the liabilities referred to in those clauses which:
 - 6.4.1.1 in respect of claims for personal injury to or the death of any employee of the Contractor arising out of and in the course of such person's employment, shall comply with all relevant legislation; and

6.4.1.2 for all other claims to which clause 6.4.1 applies^[43], shall indemnify the Employer in like manner to the Contractor (but only to the extent that the Contractor may be liable to indemnify the Employer under the terms of this Contract) and shall for any one occurrence or series of occurrences arising out of one event be in a sum not less than that stated in the Contract Particulars for clause 6.4.1.^[44]

6.4.2 As to evidence that such insurances have been effected and are being maintained and the consequences of failure to comply, clause 6.12 shall apply.

6.5 Contractor's insurance of liability of Employer

6.5.1 If the Contract Particulars state that insurance under clause 6.5.1 may be required, the Contractor shall if instructed by the Architect/Contract Administrator effect and maintain a policy of insurance in the names of the Employer and the Contractor for the amount of indemnity there stated in respect of any expense, liability, loss, claim or proceedings which the Employer may incur or sustain by reason of injury or damage to any property caused by collapse, subsidence, heave, vibration, weakening or removal of support or lowering of ground water arising out of or in the course of or by reason of the carrying out of the Works, excluding injury or damage:

6.5.1.1 for which the Contractor is liable under clause 6.2; or

6.5.1.2 which is attributable to errors or omissions in the designing of the Works; or

6.5.1.3 which can reasonably be foreseen to be inevitable having regard to the nature of the work to be executed and the manner of its execution; or

6.5.1.4 (if Insurance Option C applies) which it is the responsibility of the Employer to insure under paragraph C.1 of Schedule 1; or

6.5.1.5 to the Works and Site Materials except where the Practical Completion Certificate has been issued or in so far as any Section is the subject of a Section Completion Certificate; or

6.5.1.6 which arises from any consequence of war, invasion, act of foreign enemy, hostilities (whether war is declared or not), civil war, rebellion or revolution, insurrection or military or usurped power; or

6.5.1.7 which is directly or indirectly caused by or contributed to by or arises from the Excepted Risks; or

6.5.1.8 which is directly or indirectly caused by or arises out of pollution or contamination of buildings or other structures or of water or land or the atmosphere happening during the period of insurance, save that this exception shall not apply in respect of pollution or contamination caused by a sudden identifiable, unintended and unexpected incident which takes place in its entirety at a specific moment in time and place during the period of insurance (all pollution or contamination which arises out of one incident being considered for the purpose of this insurance to have occurred at the time such incident takes place); or

6.5.1.9 which results in any costs or expenses being incurred by the Employer or in any other sums being payable by the Employer in respect of damages for breach of contract, except to the extent that such costs or expenses or damages would have attached in the absence of any contract.

6.5.2 Any insurance under clause 6.5.1 shall be placed with insurers approved by the Employer, and the Contractor shall upon its issue deposit the policy with the Architect/Contract Administrator or, if so directed, the Employer.

6.5.3 Amounts expended by the Contractor to effect and maintain that insurance shall on production of receipts be added to the Contract Sum, and clause 6.12 shall apply.

[43] It should be noted that the cover granted under Public Liability policies taken out pursuant to clause 6.4.1 may not be co-extensive with the indemnity given to the Employer in clauses 6.1 and 6.2: for example, each claim may be subject to an excess and cover may not be available in respect of loss or damage due to gradual pollution.

[44] The Contractor may, if it wishes, insure for a sum greater than that stated in the Contract Particulars.

6.6 Excepted Risks

Notwithstanding clauses 6.1, 6.2 and 6.4.1, the Contractor shall neither be liable to indemnify the Employer nor obliged to insure against any personal injury to or the death of any person or any damage, loss or injury to the Works, Site Materials, work executed, the site or any other property caused by the effect of an Excepted Risk.

Insurance of the Works and Existing Structures

6.7 Insurance Options and period

6.7.1 Insurance Options A, B and C are set out in Schedule 1. The Insurance Option that applies to this Contract is that stated in the Contract Particulars.^[45]

6.7.2 In each case the Party responsible for effecting a Joint Names Policy under the Insurance Option that applies (the 'Works Insurance Policy') shall maintain that policy up to and including the date of issue of the Practical Completion Certificate, or last Section Completion Certificate, or (if earlier) the date of termination of the Contractor's employment, except that the obligation to maintain a Works Insurance Policy:

6.7.2.1 shall not apply in relation to a Section after the date of issue of its Section Completion Certificate; and

6.7.2.2 if partial possession is taken under clause 2.25, shall not as from the Relevant Date apply in relation to the Relevant Part.

6.8 Related definitions

In these Conditions the following phrases shall have the following meanings:

All Risks Insurance^[46]: insurance which provides cover against any physical loss or damage to work executed and Site Materials and against the reasonable cost of the removal and disposal of debris and of any shoring and propping of the Works which results from such physical loss or damage but excluding the cost necessary to repair, replace or rectify:

- (a) property which is defective due to:
 - (i) wear and tear,
 - (ii) obsolescence, or
 - (iii) deterioration, rust or mildew;
- (b) any work executed or any Site Materials lost or damaged as a result of its own defect in design, plan, specification, material or workmanship or any other work executed which is lost or damaged in consequence thereof where such work relied for its support or stability on such work which was defective^[47];

[45] **Insurance Options A and B** are for use in the case of new buildings. **Insurance Option A** is applicable where the **Contractor** is required to take out a Joint Names Policy for All Risks Insurance of the Works or to include them on that basis within its Annual Construction policy; **Insurance Option B** is applicable where the **Employer** has elected to take out that Joint Names Policy.

Insurance Option C is for use in the case of alterations of or extensions to Existing Structures. Under that option, the **Employer** is required to take out a Joint Names Policy for All Risks Insurance for the Works and also, if paragraph C.1 applies, a Joint Names Policy to insure the Existing Structures and their contents owned by it or for which it is responsible against loss or damage by the Specified Perils. Some Employers (e.g. tenants and some homeowners) may not be able readily to obtain the Joint Names cover required under paragraph C.1. Where that is the case, alternative arrangements through use of a C.1 Replacement Schedule or as otherwise described in the Intermediate Building Contract Guide will be necessary.

Where there are Existing Structures, it is vital that any prospective Employer which is not familiar with Insurance Option C – in particular any Employer which is a tenant or domestic homeowner – or an appropriate member of the Employer's professional team, should consult specialist insurance advisers prior to the tender stage. Any Employer which is a tenant should also consult its insuring landlord prior to that stage.

[46] The risks and costs that All Risks Insurance is required to cover are defined by exclusions. Policies issued by insurers are not standardised; the way in which insurance for these risks is expressed varies and **in some cases it may not be possible for insurance to be taken out against certain of the risks required to be covered**. As respects All Risks policies, see the Intermediate Building Contract Guide. In the case of Terrorism Cover, where the extension of cover will involve an additional premium and may in certain situations be difficult to effect, the requirement is expressly limited to Pool Re Cover or such other cover as is agreed and set out in the Contract Particulars. That extension and any other relevant details of Works insurance also require discussion and agreement between the Parties and their insurance advisers at an early stage, **prior to entering into the Contract**.

- (c) loss or damage caused by or arising from:
 - (i) any consequence of war, invasion, act of foreign enemy, hostilities (whether war be declared or not), civil war, rebellion, revolution, insurrection, military or usurped power, confiscation, commandeering, nationalisation or requisition or loss or destruction of or damage to any property by or under the order of any government *de jure* or *de facto* or public, municipal or local authority,
 - (ii) disappearance or shortage if such disappearance or shortage is only revealed when an inventory is made or is not traceable to an identifiable event, or
 - (iii) an Excepted Risk.

Excepted Risks: the risks comprise:

- (a) ionising radiations or contamination by radioactivity from any nuclear fuel or from any nuclear waste from the combustion of nuclear fuel, radioactive toxic explosive or other hazardous properties of any explosive nuclear assembly or nuclear component thereof (other than such risk insofar, but only insofar, as it is included in the Terrorism Cover from time to time required to be taken out and maintained under this Contract);
- (b) pressure waves caused by aircraft or other aerial devices travelling at sonic or supersonic speeds; and
- (c) any act of terrorism that is not within the Terrorism Cover from time to time required to be taken out and maintained under this Contract.

Joint Names Policy: a policy of insurance which includes the Employer and the Contractor as composite insured and under which the insurers have no right of recourse against any person named as an insured, or, pursuant to clause 6.9, recognised as an insured thereunder.

Pool Re Cover: such insurance against loss or damage to work executed and Site Materials caused by or resulting from terrorism as is from time to time generally available from insurers which are members of the Pool Reinsurance Company Limited scheme or of any similar successor scheme.^[48]

Specified Perils: fire, lightning, explosion, storm, flood, escape of water from any water tank, apparatus or pipe, earthquake, aircraft and other aerial devices or articles dropped therefrom, riot and civil commotion, but excluding Excepted Risks.

Terrorism Cover: Pool Re Cover or other insurance against loss or damage to work executed and Site Materials (and/or, for the purposes of clause 6.11.1, to an Existing Structure and/or its contents) caused by or resulting from terrorism.^[48]

6.9 Sub-contractors – Specified Perils cover under Works Insurance Policies

- 6.9.1 The Contractor, where Insurance Option A applies, and the Employer, where Insurance Option B or C applies, shall ensure that the Works Insurance Policy either:
 - 6.9.1.1 provides for recognition of each sub-contractor as an insured under the policy; or
 - 6.9.1.2 includes a waiver by the insurers of any right of subrogation which they may have against any such sub-contractor

in respect of loss or damage by the Specified Perils to the Works or relevant Section, work executed and Site Materials and that this recognition or waiver continues up to and including the date of issue of any certificate or other document which states that in relation to the Works, the sub-contractor's works are practically complete or, if earlier, the date of termination of the sub-contractor's employment. Where there are Sections, the recognition or waiver for a sub-contractor in relation to a Section shall cease upon the issue of such

[47] In an All Risks Insurance policy for the Works, cover should not be reduced by any exclusion that goes beyond the terms of paragraph (b) in this definition. For example, an exclusion in terms that 'This Policy excludes all loss of or damage to the property insured due to defective design, plan, specification, materials or workmanship' would not be in accordance with the terms of the relevant Insurance Options or that definition. In relation to design defects, wider All Risks cover than that specified may be available, though it is not standard.

[48] As respects Terrorism Cover and the requirements of Insurance Options A, B and C, see footnote [46] and the Intermediate Building Contract Guide.

certificate or other document for the sub-contractor's work in that Section.

- 6.9.2 Clause 6.9.1 applies also in respect of any Works Insurance Policy taken out in default under clause 6.12.2.
- 6.9.3 Where paragraph C.1 of Insurance Option C applies or Insurance Option C applies but a C.1 Replacement Schedule applies in lieu of paragraph C.1, the Employer shall also ensure that the policy of insurance referred to in that paragraph or the provisions of that schedule shall provide for recognition of any Named Sub-Contractor as an insured under that policy or schedule or include a waiver in respect of that Named Sub-Contractor in the terms referred to in clause 6.9.1.2, in either case up to and including the date of issue of such certificate or other document as is referred to in clause 6.9.1 or earlier date of termination of the Named Sub-Contractor's employment.^[49]

6.10 Terrorism Cover – policy extensions and premiums

- 6.10.1 To the extent that the Works Insurance Policy excludes (or would otherwise exclude) loss or damage caused by terrorism, the Contractor, where Insurance Option A applies, or the Employer, where Insurance Option B or C applies, shall unless otherwise agreed effect and maintain, either as an extension to the Works Insurance Policy or as a separate Joint Names Policy, in the same amount and for the same period as the Works Insurance Policy, such Terrorism Cover as is specified in or by the Contract Particulars, subject to clauses 6.10.4 and 6.11.
- 6.10.2 Where Insurance Option A applies and the Contractor is required to take out and maintain Pool Re Cover, the cost of that cover and its renewal shall be deemed to be included in the Contract Sum save that, if at any renewal of the cover there is a variation in the rate on which the premium is based, the Contract Sum shall be adjusted by the net amount of the difference between the premium paid by the Contractor and the premium that would have been paid but for the change in rate.
- 6.10.3 Where Insurance Option A applies and Terrorism Cover other than Pool Re Cover is specified as required, the cost of such other cover and of its renewal shall be added to the Contract Sum.
- 6.10.4 Where Insurance Option A applies and the Employer is a Local or Public Authority, if at any renewal of the Terrorism Cover (of any type) there is an increase in the rate on which the premium is based, the Employer may instruct the Contractor not to renew the Terrorism Cover. If it so instructs, clause 6.13.5.3 shall apply with effect from the renewal date.

6.11 Terrorism Cover – non-availability – Employer's options

- 6.11.1 If the insurers named in any Joint Names Policy notify either Party that, with effect from a specified date (the 'cessation date'), Terrorism Cover will cease and will no longer be available or will only continue to be available with a reduction in the scope or level of such cover, the recipient shall immediately notify the other Party.
- 6.11.2 The Employer, after receipt of such notification but before the cessation date, shall give notice to the Contractor either:
- 6.11.2.1 that, notwithstanding the cessation or reduction in scope or level of Terrorism Cover, the Employer requires that the Works continue to be carried out; or
- 6.11.2.2 that on the date stated in the Employer's notice (which shall be a date after the date of the insurers' notification but no later than the cessation date) the Contractor's employment under this Contract shall terminate.
- 6.11.3 Where Insurance Option A applies and the Employer gives notice under clause 6.11.2.1 requiring continuation of the Works, the Employer may instruct the Contractor to effect and maintain any alternative or additional form of Terrorism Cover then reasonably obtainable by the Contractor; the net additional cost to the Contractor of any such cover and its renewal shall be added to the Contract Sum.
- 6.11.4 If the Employer gives notice of termination under clause 6.11.2.2, then upon and from such termination the provisions of clause 8.12 shall apply.

[49] As to Insurance Option C, paragraph C.1 and the alternative arrangements that may be made through use of a C.1 Replacement Schedule generally see footnote [45]. Where using a C.1 Replacement Schedule, the Employer should consider how the requirements in clause 6.9.3 are to be dealt with and should obtain specialist insurance advice as appropriate.

- 6.11.5 If the Employer does not give notice of termination under clause 6.11.2.2, but work executed and/or Site Materials thereafter suffer physical loss or damage caused by terrorism, clauses 6.13 and 6.14 shall as appropriate apply.

6.12 Evidence of insurance

- 6.12.1 Where a Party is required by this Contract to effect and maintain an insurance policy or cover under any of clauses 6.4, 6.5, 6.7 and 6.10, or is responsible for ensuring that it is effected and maintained, that Party shall at the request of the other Party supply such documentary evidence as the other Party may reasonably require that the policy or cover has been effected and remains in force.
- 6.12.2 If a Party required to provide such documentary evidence fails to provide it within 7 days of a request being made, the other Party may assume that there has been a failure to insure, and may insure against any risk, liability or expense to which it may be exposed as a consequence, but shall not be obliged to do so. If the other Party insures, the defaulting Party shall be liable in the case of insurance under clause 6.4, 6.7 or 6.10 for the costs or, in the case of insurance required under clause 6.5, any additional cost that the other Party incurs in taking out and maintaining that insurance. Any costs payable to the Contractor shall be added to the Contract Sum; any costs payable to the Employer may be deducted from any sums due or to become due to the Contractor or shall be recoverable from the Contractor as a debt.

6.13 Loss or damage – insurance claims and reinstatement

- 6.13.1 If during the carrying out of the Works any loss or damage affecting any executed work or Site Materials is occasioned by any of the risks covered by the Works Insurance Policy or an Excepted Risk or there is any loss of or damage of any kind to any of the Existing Structures or their contents, the Contractor shall forthwith upon it occurring or becoming apparent give notice both to the Architect/Contract Administrator and to the Employer of its nature, location and extent.
- 6.13.2 Subject to clauses 6.13.5.1 and 6.13.6, the occurrence of such loss or damage to executed work or Site Materials shall be disregarded in calculating any amounts payable to the Contractor under this Contract.
- 6.13.3 The Contractor, for itself and for all its sub-contractors recognised as an insured under the Works Insurance Policy, shall authorise the insurers to pay to the Employer all monies from such insurance, and from any policies covering Existing Structures or their contents that are effected by the Employer.
- 6.13.4 Where loss or damage affecting executed work or Site Materials is occasioned by any risk covered by the Works Insurance Policy, and subject to clause 6.14 where relevant, the Contractor shall after any inspection required by the insurers under the Works Insurance Policy and with due diligence restore the damaged work, replace or repair any lost or damaged Site Materials, remove and dispose of any debris (collectively 'reinstatement work') and proceed with the carrying out and completion of the Works.
- 6.13.5 Where Insurance Option A applies:
- 6.13.5.1 the Employer shall pay all monies from such insurance to the Contractor by instalments under separate reinstatement work certificates issued by the Architect/Contract Administrator at the same dates as those for Interim Certificates under clause 4.8 but without deduction of retention and less only the amounts referred to in clause 6.13.5.2;
- 6.13.5.2 the Employer may retain from those monies any amounts properly incurred by the Employer and notified by it to insurers in respect of professional fees up to the aggregate amount of the percentage cover for those fees or (if less) the amount paid by insurers in respect of those fees;
- 6.13.5.3 in respect of reinstatement work, the Contractor shall not be entitled to any payment other than amounts received under the Works Insurance Policy except where there has been a cessation of or reduction in Terrorism Cover under clause 6.10.4 or 6.11 and loss or damage is then caused by or results from terrorism, in which case the reinstatement work shall, to the extent that its cost is no longer recoverable under the policy, be treated as a Variation and under clause 4.9.2 or 6.13.5.1 included in Interim Certificates. In neither case shall there be any reduction in any amount payable by reason of any act or neglect of

the Contractor or of any sub-contractor which may have contributed to the physical loss or damage;

6.13.5.4 for the purposes of clause 2.20.1 (but not otherwise under these Conditions except as referred to in clause 6.13.5.3) reinstatement work shall be treated as a Variation.

6.13.6 Where Insurance Option B or paragraph C.2 of Insurance Option C applies or where loss or damage is caused by an Excepted Risk, reinstatement work shall be treated as a Variation.

6.14 Loss or damage to Existing Structures – right of termination

If there is material loss of or damage to any of the Existing Structures, the Employer shall be under no obligation to reinstate those structures, but either Party may, if it is just and equitable, terminate the Contractor's employment under this Contract by notice given to the other in accordance with clause 1.7.4 within 28 days of the occurrence of that loss or damage. If such notice is given, then:

6.14.1 unless within 7 days of receiving the notice (or such longer period as may be agreed) the Party to which it is given invokes a dispute resolution procedure of this Contract to determine whether the termination is just and equitable, it shall be deemed to be so;

6.14.2 upon the giving of that notice or, where a dispute resolution procedure is invoked within that period, upon any final upholding of the notice, the provisions of clause 8.12 shall apply.

Joint Fire Code – compliance

6.15 Application of clauses

Clauses 6.16 to 6.18 apply where the Contract Particulars state that the Joint Fire Code applies.

6.16 Compliance with Joint Fire Code

The Parties shall comply with the Joint Fire Code and any amendments or revisions to it; the Employer shall ensure such compliance by all Employer's Persons and the Contractor shall ensure such compliance by all Contractor's Persons.

6.17 Breach of Joint Fire Code – Remedial Measures

6.17.1 If a breach of the Joint Fire Code occurs and the insurers under the Works Insurance Policy specify by notice to the Employer or the Contractor the remedial measures they require (the 'Remedial Measures'), the Party receiving the notice shall send copies of it to the other and to the Architect/Contract Administrator, and then:

6.17.1.1 subject to clause 6.17.1.2, where the Remedial Measures relate to the obligation of the Contractor to carry out and complete the Works, the Contractor shall ensure that the Remedial Measures are carried out by such date as the insurers specify; and

6.17.1.2 to the extent that the Remedial Measures require a Variation to the Works as described in the Contract Documents or in an Architect/Contract Administrator's instruction, the Architect/Contract Administrator shall issue such instructions as are necessary to enable compliance. If, in an emergency, compliance with the Remedial Measures in whole or in part requires the Contractor to supply materials or execute work before receiving instructions under this clause 6.17.1.2, the Contractor shall supply the materials and execute the work reasonably necessary to secure immediate compliance. The Contractor shall forthwith notify the Architect/Contract Administrator of the emergency and of the steps it is taking. Save to the extent they relate to the Contractor's Designed Portion, the work and materials reasonably necessary shall be treated as if executed and supplied under a Variation instruction.

6.17.2 If the Contractor, within 7 days of receipt of a notice specifying Remedial Measures not requiring an Architect/Contract Administrator's instruction under clause 6.17.1.2, does not begin to carry out or thereafter fails without reasonable cause regularly and diligently to proceed with the Remedial Measures, then the Employer may employ and pay other persons to carry out those Remedial Measures. The Contractor shall be liable for all additional costs incurred by the Employer in connection with such employment and an

appropriate deduction shall be made from the Contract Sum.

6.18 Joint Fire Code – amendments/revisions

Where the Joint Fire Code is, under a Joint Names Policy, applicable to the Works and amendments or revisions are made to it after the Base Date, any cost of compliance by the Contractor with amendments or revisions made after that date shall be borne as stated in the Contract Particulars. If the cost is to be borne by the Employer, it shall be added to the Contract Sum.

CDP Professional Indemnity Insurance

6.19 Obligation to insure

The Contractor shall:

- 6.19.1 forthwith after this Contract has been entered into, take out (unless it has already done so) a Professional Indemnity insurance policy with limits of indemnity of the types and in amounts not less than those stated in the Contract Particulars^[50];
- 6.19.2 thereafter, provided it is available at commercially reasonable rates and terms, maintain such insurance until the expiry of the period stated in the Contract Particulars from the date of practical completion of the Works; and
- 6.19.3 as and when reasonably requested to do so by the Employer or the Architect/Contract Administrator, produce for inspection documentary evidence that such insurance has been effected and/or is being maintained.

6.20 Increased cost and non-availability

If the insurance referred to in clause 6.19 ceases to be available at commercially reasonable rates or terms, the Contractor shall immediately give notice to the Employer so that the Contractor and the Employer can discuss the means of best protecting their respective positions in the absence of such insurance.

[50] See the Intermediate Building Contract Guide.

Section 7 Assignment, Performance Bonds and Guarantees and Collateral Warranties

Assignment

7.1 Assignment

Neither the Employer nor the Contractor shall without the consent of the other assign this Contract or any rights thereunder.

Performance Bonds and Guarantees

7.2 Performance Bonds and Guarantees

The Contractor shall on the execution of this Contract provide to the Employer whichever of the following the Contract Particulars state as being required:

7.2.1 a performance bond or guarantee of the Contractor's due performance of the Contract from a bank or other surety approved by the Employer in an amount equal to the percentage of the Contract Sum and for the period stated in the Contract Particulars;

7.2.2 a guarantee by the Contractor's parent company identified in the Contract Particulars;

any such bond or guarantee, unless otherwise agreed by the Employer, being substantially in the form of the document identified by the Contract Particulars.

Collateral Warranties

7.3 Rights Particulars

The requirements for the grant of P&T Rights and Funder Rights by the Contractor and sub-contractors and any requirement for the grant of Employer Rights by any sub-contractors ('Rights Particulars') are set out in the document(s) identified in the Contract Particulars against the reference to clause 7.3.^[51] As respects those requirements:

7.3.1 such rights are conferred only on persons sufficiently identified (by name, class or description) in the Rights Particulars;

7.3.2 unless otherwise stated in the Rights Particulars, the term 'the Consultants' shall in all collateral warranties to be given mean the Architect/Contract Administrator and the Quantity Surveyor (including any replacements), together with any other consultants providing design services to the Employer in connection with the Works.

7.4 Notices

Each notice to the Contractor referred to in clauses 7.6 to 7.8 shall be given in accordance with clause 1.7.4.

[51] The relevant Rights Particulars should identify the beneficiaries (by name, class or description) and the sub-contractors which are also required to grant rights by way of Collateral Warranties, state in those cases where the default provision is not to apply which alternative provision is to apply in its place and give any other details required to complete the terms of the warranties that are to be given. A Model Form for the Rights Particulars is included in the Intermediate Building Contract Guide and is also available on the JCT website www.jctltd.co.uk.

Employers should be selective in identifying the sub-contractors (or categories of sub-contractor) from which collateral warranties may be required and should **not** include any Named Sub-Contractor since such matters are intended to be dealt with by the Intermediate Named Sub-Contractor/Employer Agreement ICSUB/NAM/E and not to be governed by the Intermediate Named Sub-Contract itself (ICSUB/NAM). Directions may be needed as to mode of execution of sub-contracts and/or collateral warranties by relevant sub-contractors. See also the Intermediate Building Contract Guide.

7.5 Execution of Collateral Warranties

Where this Contract is executed as a deed, any collateral warranty to be entered into by the Contractor pursuant to clause 7.6 or 7.7 shall be executed as a deed. Where this Contract is executed under hand, any such warranty may be executed under hand.^[52]

7.6 Contractor's Warranties – Purchasers and Tenants

Where the Rights Particulars state that the Contractor shall confer P&T Rights on a Purchaser or Tenant by way of collateral warranty, the Employer may by notice to the Contractor, identifying the Purchaser or Tenant and its interest in the Works, require that the Contractor within 14 days from receipt of that notice enter into a Collateral Warranty with such Purchaser or Tenant in the form CWa/P&T, completed in accordance with the relevant Rights Particulars.

7.7 Contractor's Warranty – Funder

Where the Rights Particulars state that the Contractor shall confer Funder Rights on a Funder by way of collateral warranty, the Employer may by notice to the Contractor require that the Contractor within 14 days from receipt of the Employer's notice enter into a Collateral Warranty with the Funder in the form CWa/F, completed in accordance with the relevant Rights Particulars.

7.8 Sub-Contractors' Warranties

Where the Rights Particulars state that a sub-contractor shall execute and deliver a Collateral Warranty in favour of a Purchaser, Tenant or Funder and/or the Employer:

- 7.8.1 the Contractor shall comply with the Contract Documents as to the obtaining of such warranties including:
 - 7.8.1.1 on receipt of notice from the Employer (or Architect/Contract Administrator on the Employer's behalf) identifying in each case the sub-contractor, type of warranty and beneficiary, promptly giving notice under clause 2.18.2 of the JCT Intermediate Sub-Contract Conditions or other equivalent sub-contract condition to each sub-contractor identified in the Employer's notice; and
 - 7.8.1.2 in the case of each Collateral Warranty specified in the Employer's notice and within 21 days of receipt of that notice, taking such steps as are required to obtain each warranty, promptly forwarding the executed document to the Employer or as the Employer may direct and, where Collateral Warranty SCWa/F is required, having itself also executed and delivered the document;
- 7.8.2 any amendment to the form of any collateral warranty proposed by a sub-contractor shall require approval by both the Contractor and the Employer.

[52] See the footnote to clause 7.3 above.

Section 8 Termination

General

8.1 Meaning of insolvency

For the purposes of these Conditions:

- 8.1.1 a company becomes Insolvent:
 - 8.1.1.1 when it enters administration within the meaning of Schedule B1 to the Insolvency Act 1986;
 - 8.1.1.2 on the appointment of an administrative receiver or a receiver or manager of its property under Chapter I of Part III of that Act, or the appointment of a receiver under Chapter II of that Part;
 - 8.1.1.3 on the passing of a resolution for voluntary winding-up without a declaration of solvency under section 89 of that Act; or
 - 8.1.1.4 on the making of a winding-up order under Part IV or V of that Act.
- 8.1.2 a partnership becomes Insolvent:
 - 8.1.2.1 on the making of a winding-up order against it under any provision of the Insolvency Act 1986 as applied by an order under section 420 of that Act; or
 - 8.1.2.2 when sequestration is awarded on the estate of the partnership under section 22 of the Bankruptcy (Scotland) Act 2016 or the partnership grants a trust deed for its creditors.
- 8.1.3 an individual becomes Insolvent:
 - 8.1.3.1 on the making of a bankruptcy order against them under Part IX of the Insolvency Act 1986; or
 - 8.1.3.2 on the sequestration of their estate under the Bankruptcy (Scotland) Act 2016 or when they grant a trust deed for their creditors.
- 8.1.4 a person also becomes Insolvent if:
 - 8.1.4.1 it enters into an arrangement, compromise or composition in satisfaction of its debts (excluding a scheme of arrangement as a solvent company for the purposes of amalgamation or reconstruction);
 - 8.1.4.2 (in the case of a partnership) each partner is the subject of an individual arrangement or any other event or proceedings referred to in this clause 8.1;
 - 8.1.4.3 (in the case of a company) a moratorium pursuant to Part A1 of the Insolvency Act 1986 comes into force with respect to it; or
 - 8.1.4.4 (in the case of a company) an order is made sanctioning a compromise or arrangement pursuant to Part 26A of the Companies Act 2006 with respect to it.

Each of clauses 8.1.1 to 8.1.4 also includes any analogous arrangement, event or proceedings in any other jurisdiction.

8.2 Notices under section 8

- 8.2.1 Notice of termination of the Contractor's employment shall not be given unreasonably or vexatiously.
- 8.2.2 Such termination shall take effect on receipt of the relevant notice.

- 8.2.3 Each notice referred to in this section, except for the notices referred to in clause 8.13, shall be given in accordance with clause 1.7.4.

8.3 Other rights, reinstatement

- 8.3.1 The provisions of clauses 8.4 to 8.7 are without prejudice to any other rights and remedies of the Employer. The provisions of clauses 8.9 and 8.10, and (in the case of termination under either of those clauses) the provisions of clause 8.12, are without prejudice to any other rights and remedies of the Contractor.
- 8.3.2 Irrespective of the grounds of termination, the Contractor's employment may at any time be reinstated if and on such terms as the Parties agree.

Termination by Employer

8.4 Default by Contractor

- 8.4.1 If, before practical completion of the Works, the Contractor:
- 8.4.1.1 without reasonable cause wholly or substantially suspends the carrying out of the Works; or
 - 8.4.1.2 fails to proceed regularly and diligently with the Works; or
 - 8.4.1.3 refuses or neglects to comply with a notice or instruction from the Architect/Contract Administrator requiring it to remove any work, materials or goods not in accordance with this Contract and by such refusal or neglect the Works are materially affected; or
 - 8.4.1.4 fails to comply with clause 3.5, 3.7 or 7.1; or
 - 8.4.1.5 fails to comply with clause 3.18,
- the Architect/Contract Administrator may give to the Contractor a notice specifying the default or defaults (a 'specified' default or defaults).
- 8.4.2 If the Contractor continues a specified default for 14 days from receipt of the notice under clause 8.4.1, the Employer may on, or within 21 days from, the expiry of that 14 day period by a further notice to the Contractor terminate the Contractor's employment under this Contract.
- 8.4.3 If the Employer does not give the further notice referred to in clause 8.4.2 (whether as a result of the ending of any specified default or otherwise) but the Contractor repeats a specified default (whether previously repeated or not), then, upon or within a reasonable time after such repetition, the Employer may by notice to the Contractor terminate that employment.

8.5 Insolvency of Contractor

- 8.5.1 If the Contractor is Insolvent, the Employer may at any time by notice to the Contractor terminate the Contractor's employment under this Contract.
- 8.5.2 The Contractor shall immediately notify the Employer if it makes any proposal, gives notice of any meeting or becomes the subject of any proceedings or appointment relating to any of the matters referred to in clause 8.1.
- 8.5.3 As from the date the Contractor becomes Insolvent, whether or not the Employer has given such notice of termination:
- 8.5.3.1 clauses 8.7.3 to 8.7.6 and (if relevant) clause 8.8 shall apply as if such notice had been given;
 - 8.5.3.2 the Contractor's obligations under Article 1 and these Conditions to carry out and complete the Works shall be suspended; and
 - 8.5.3.3 the Employer may take reasonable measures to ensure that the site, the Works and Site Materials are adequately protected and that such Site Materials are retained on site; the Contractor shall allow and shall not hinder or delay the

taking of those measures.

8.6 Corruption and regulation 73(1)(b) of the PC Regulations

The Employer shall be entitled by notice to the Contractor to terminate the Contractor's employment under this or any other contract with the Employer if, in relation to this or any other such contract, the Contractor or any person employed by it or acting on its behalf shall have committed an offence under the Bribery Act 2010, or, where the Employer is a Local or Public Authority, shall have given any fee or reward the receipt of which is an offence under sub-section (2) of section 117 of the Local Government Act 1972, or, where this Contract is one to which regulation 73(1) of the PC Regulations applies, the circumstances set out in regulation 73(1)(b) of the PC Regulations apply.

8.7 Consequences of termination under clauses 8.4 to 8.6

If the Contractor's employment is terminated under clause 8.4, 8.5 or 8.6:

- 8.7.1 the Employer may employ and pay other persons to carry out and complete the Works and to make good any defects of the kind referred to in clause 2.30, or may do so itself, and the Employer and such other persons may enter upon and take possession of the site and the Works and (subject to obtaining any necessary third party consents) may use all temporary buildings, plant, tools, equipment and Site Materials for those purposes;
- 8.7.2 the Contractor shall:
 - 8.7.2.1 when required in writing by the Architect/Contract Administrator to do so (but not before), remove or procure the removal from the Works of any temporary buildings, plant, tools, equipment, goods and materials belonging to the Contractor or Contractor's Persons;
 - 8.7.2.2 without charge provide the Employer with copies of all Contractor's Design Documents then prepared, whether or not previously provided;
 - 8.7.2.3 if so required by the Employer (or by the Architect/Contract Administrator on the Employer's behalf) within 14 days of the date of termination, assign (so far as assignable and so far as it may lawfully be required to do so) to the Employer, without charge, the benefit of any agreement for the supply of materials or goods and/or for the execution of any work for the purposes of this Contract^[53];
- 8.7.3 no further sum shall become due to the Contractor under this Contract other than any amount that may become due to it under clause 8.7.6 or 8.8.3 and the Employer need not pay any sum that has already become due either:
 - 8.7.3.1 insofar as the Employer has given or gives a Pay Less Notice under clause 4.12.5; or
 - 8.7.3.2 if the Contractor, after the last date upon which such notice could have been given by the Employer in respect of that sum, has become insolvent within the meaning of clauses 8.1.1 to 8.1.3;
- 8.7.4 upon completion of the Works and the making good of defects in them (or of instructions otherwise, as referred to in clause 2.30) ('completion'), the Employer shall forthwith notify the Contractor of the date of completion and such completion shall be deemed for the purposes of this clause 8.7 to have taken place on the date so notified;
- 8.7.5 the due date for the Termination Payment under clause 8.7.6 shall be 2 months after the date of completion as referred to in clause 8.7.4;
- 8.7.6 the amount due on termination shall be calculated in accordance with the following amounts:
 - 8.7.6.1 the amount of expenses properly incurred by the Employer, including those incurred pursuant to clause 8.7.1 and, where applicable, clause 8.5.3.3, and of any direct loss and/or damage caused to the Employer and for which the Contractor is liable, whether arising as a result of the termination or otherwise;
 - 8.7.6.2 the amount of payments made to the Contractor; and

[53] Clause 8.7.2.3 may not be effectual in cases of Contractor's insolvency.

8.7.6.3 the total amount which would have been payable for the Works in accordance with this Contract,

and if the sum of the amounts referred to in clauses 8.7.6.1 and 8.7.6.2 exceeds the amount referred to in clause 8.7.6.3, the difference shall be an amount payable by the Contractor to the Employer or, if that sum is less, by the Employer to the Contractor (the 'Termination Payment').

8.8 Employer's decision not to complete the Works

8.8.1 If within the period of 6 months from the date of termination of the Contractor's employment the Employer decides not to have the Works carried out and completed, it shall forthwith notify the Contractor. If no such notification is given but within that 6 month period the Employer does not commence to make arrangements for such carrying out and completion, for the purposes of this clause 8.8 the Employer shall on and after the expiry of that 6 month period be treated as having decided not to have the Works completed.

8.8.2 The due date for the Termination Payment under clause 8.8.3 shall be 2 months after the last day of the 6 month period referred to in clause 8.8.1 whether or not the Employer has given a notification under clause 8.8.1.

8.8.3 The amount due on termination shall be calculated in accordance with the following amounts:

8.8.3.1 the total value of work properly executed at the date of termination or date on which the Contractor became Insolvent, ascertained in accordance with these Conditions as if that employment had not been terminated, together with any amounts due to the Contractor under these Conditions not included in such total value; and

8.8.3.2 the aggregate amount of any expenses properly incurred by the Employer and of any direct loss and/or damage caused to the Employer and for which the Contractor is liable, whether arising as a result of the termination or otherwise,

and after taking into account amounts previously paid to the Contractor under this Contract, if the amount referred to in clause 8.8.3.2 exceeds the amount referred to in clause 8.8.3.1, the difference shall be an amount payable by the Contractor to the Employer or, if the clause 8.8.3.2 amount is less, by the Employer to the Contractor (the 'Termination Payment').

Termination by Contractor

8.9 Default by Employer

8.9.1 If the Employer:

8.9.1.1 does not pay by the final date for payment the amount due to the Contractor in accordance with clause 4.12 and/or any VAT properly chargeable on that amount; or

8.9.1.2 interferes with or obstructs the issue of any certificate due under this Contract; or

8.9.1.3 fails to comply with clause 7.1; or

8.9.1.4 fails to comply with clause 3.18,

the Contractor may give to the Employer a notice specifying the default or defaults (a 'specified' default or defaults).

8.9.2 If before practical completion of the Works the carrying out of the whole or substantially the whole of the uncompleted Works is suspended for a continuous period of the length stated in the Contract Particulars by reason of:

8.9.2.1 Architect/Contract Administrator's instructions under clause 2.13, 3.11 or 3.12; and/or

8.9.2.2 any impediment, prevention or default, whether by act or omission, by the Employer, the Architect/Contract Administrator, the Quantity Surveyor or any

Employer's Person

(but in either case excluding such instructions as are referred to in clause 8.11.1.2), then, unless in either case that is caused by the negligence or default of the Contractor or any Contractor's Person, the Contractor may give to the Employer a notice specifying the event or events (a 'specified' suspension event or events).

8.9.3 If a specified default or a specified suspension event continues for 14 days from the receipt of notice under clause 8.9.1 or 8.9.2, the Contractor may on, or within 21 days from, the expiry of that 14 day period by a further notice to the Employer terminate the Contractor's employment under this Contract.

8.9.4 If the Contractor for any reason does not give the further notice referred to in clause 8.9.3, but (whether previously repeated or not):

8.9.4.1 the Employer repeats a specified default; or

8.9.4.2 a specified suspension event is repeated for any period, such that the regular progress of the Works is or is likely to be materially affected thereby,

then, upon or within a reasonable time after such repetition, the Contractor may by notice to the Employer terminate the Contractor's employment under this Contract.

8.10 Insolvency of Employer

8.10.1 If the Employer is Insolvent, the Contractor may by notice to the Employer terminate the Contractor's employment under this Contract;

8.10.2 the Employer shall immediately notify the Contractor if it makes any proposal, gives notice of any meeting or becomes the subject of any proceedings or appointment relating to any of the matters referred to in clause 8.1;

8.10.3 as from the date the Employer becomes Insolvent, the Contractor's obligations under Article 1 and these Conditions to carry out and complete the Works shall be suspended.

Termination by either Party and regulation 73(1)(a) of the PC Regulations

8.11 Termination by either Party and regulation 73(1)(a) of the PC Regulations

8.11.1 If, before practical completion of the Works, the carrying out of the whole or substantially the whole of the uncompleted Works is suspended for the relevant continuous period of the length stated in the Contract Particulars by reason of one or more of the following events:

8.11.1.1 force majeure;

8.11.1.2 Architect/Contract Administrator's instructions under clause 2.13, 3.11 or 3.12 issued as a result of the negligence or default of any Statutory Provider;

8.11.1.3 loss or damage to the Works occasioned by any risk covered by the Works Insurance Policy or by an Excepted Risk;

8.11.1.4 civil commotion or the use or threat of terrorism and/or the activities of the relevant authorities in dealing with such event or threat;

8.11.1.5 an epidemic:

8.11.1.5.1 first occurring after the Base Date which affects the execution of the Works; or

8.11.1.5.2 first occurring before the Base Date whose effects change after the Base Date and any such change affects the execution of the Works

by limiting the availability or use of labour or the availability of persons engaged in providing services for the Works where such labour and/or persons are necessary for the proper carrying out of the Works, or preventing the Contractor from, or delaying the Contractor in, securing such goods or materials or such services as are necessary for the proper carrying out of the Works; or

8.11.1.6 the occurrence after the Base Date of any of the following which affects the execution of the Works:

8.11.1.6.1 the passing into law of any statute, statutory instrument or other subordinate legislation, regulation or bye-law, whether to make a new law or change or repeal an existing law;

8.11.1.6.2 the exercise of any statutory power, except to the extent caused or contributed to by any default, whether by act or omission, of the Contractor or any Contractor's Person; or

8.11.1.6.3 the publication of any guidance,

by the United Kingdom Government or any of the devolved administrations, or any Local or Public Authority or any equivalent authority governed by public law in any of the devolved administrations, or in the case of guidance by the Construction Leadership Council or its successor,

then either Party, subject to clause 8.11.2, may upon the expiry of that relevant period of suspension give notice to the other that, unless the suspension ceases within 7 days after the date of receipt of that notice, it may terminate the Contractor's employment under this Contract. Failing such cessation within that 7 day period, it may then by further notice terminate that employment.

8.11.2 The Contractor shall not be entitled to give notice under clause 8.11.1 in respect of the matter referred to in clause 8.11.1.3 where the loss or damage to the Works was caused by the negligence or default of the Contractor or any Contractor's Person.

8.11.3 Where this Contract is one to which regulation 73(1) of the PC Regulations applies the Employer shall be entitled by notice to the Contractor to terminate the Contractor's employment under this Contract where the grounds set out in regulation 73(1)(a) of the PC Regulations apply.

Consequences of Termination under clauses 8.9 to 8.11, etc.

8.12 Consequences of Termination under clauses 8.9 to 8.11, etc.

If the Contractor's employment is terminated under any of clauses 8.9 to 8.11 or under clause 6.11.2.2 or 6.14:

8.12.1 no further sums shall become due to the Contractor otherwise than in accordance with this clause 8.12;

8.12.2 the Contractor shall:

8.12.2.1 with all reasonable dispatch remove or procure the removal from the site of any temporary buildings, plant, tools and equipment belonging to the Contractor and Contractor's Persons and, subject to the provisions of clause 8.12.5, all goods and materials (including Site Materials); and

8.12.2.2 without charge provide to the Employer copies of the documents referred to in clause 2.32 then prepared;

8.12.3 the Contractor shall not later than 2 months after the date of termination provide the Employer with all documents necessary for calculating the amounts referred to in clause 8.12.5. Not later than 3 months after receipt of those documents, the Employer shall prepare and send to the Contractor an account which shall set out the amounts referred to in clause 8.12.5;

8.12.4 the due date for the Termination Payment under clause 8.12.5 shall be the last date for issue of the Employer's account under clause 8.12.3;

8.12.5 the amount due on termination from the Employer to the Contractor or (if a negative amount) from the Contractor to the Employer shall be the aggregate of:

8.12.5.1 the total value of work properly executed at the date of termination of the Contractor's employment, ascertained in accordance with these Conditions as if the employment had not been terminated, together with any other amounts due

to the Contractor under these Conditions;

- 8.12.5.2 any sums ascertained in respect of direct loss and/or expense under clause 4.16 (whether ascertained before or after the date of termination);
- 8.12.5.3 the reasonable cost of removal under clause 8.12.2;
- 8.12.5.4 the cost of materials or goods (including Site Materials) properly ordered for the Works for which the Contractor then has paid or is legally bound to pay;
- 8.12.5.5 (only where the Contractor's employment is terminated either under clause 8.9 or 8.10, or under clause 8.11.1.3 if the loss or damage to the Works was caused by the negligence or default of the Employer or any Employer's Person) any direct loss and/or damage caused to the Contractor by the termination,

less amounts previously paid to the Contractor under this Contract, but without deduction of any retention (the 'Termination Payment'). Payment by the Employer for any such materials and goods as are referred to in clause 8.12.5.4 shall be subject to those materials and goods thereupon becoming the Employer's property.

Termination Payment – final date, notices and amount

8.13 Termination Payment – final date, notices and amount

- 8.13.1 Subject to clause 8.13.5, the final date for payment of the Termination Payment shall be 14 days from its due date, as fixed in accordance with clause 8.7.5, 8.8.2 or 8.12.4.
- 8.13.2 Not later than 5 days after the due date for the Termination Payment the Employer shall give a notice to the Contractor, stating the sum that it considers to be or have been due at the due date, calculated in accordance with clause 8.7.6, 8.8.3 or 8.12.5, and the basis on which that sum has been calculated (the 'Employer's Termination Payment Notice'). Such notice shall show the difference or amount referred to in clause 8.7.6, 8.8.3 or 8.12.5 as a balance due to the Contractor from the Employer or vice versa.
- 8.13.3 If the Party by which the Termination Payment is stated to be payable ('the payer') intends to pay less than the stated balance, it shall not later than 5 days before the final date for payment give the other Party a Pay Less Notice in accordance with clause 4.13.1.
- 8.13.4 Where a Pay Less Notice is given under clause 8.13.3, the payment to be made on or before the final date for payment shall not be less than the amount stated in it as due.
- 8.13.5 If an Employer's Termination Payment Notice is not given in accordance with clause 8.13.2:
 - 8.13.5.1 the Contractor may at any time after the 5 day period referred to in clause 8.13.2 give a notice to the Employer, stating the sum that the Contractor considers to have become due under clause 8.7.6, 8.8.3 or 8.12.5 at the due date and the basis on which that sum has been calculated (the 'Contractor's Termination Payment Notice') and, subject to any Pay Less Notice given under clause 8.13.5.3, the Termination Payment shall be the sum stated as due in the Contractor's Termination Payment Notice;
 - 8.13.5.2 if the Contractor gives a Contractor's Termination Payment Notice, the final date for payment of the sum specified in it shall for all purposes be regarded as postponed by the same number of days as the number of days after expiry of the 5 day period referred to in clause 8.13.2 that the Contractor's Termination Payment Notice is given;
 - 8.13.5.3 following the Contractor's Termination Payment Notice the Employer may not later than 5 days before the final date for payment give a Pay Less Notice in accordance with clause 4.13.1 and, if it gives such notice, the provisions of clause 8.13.4 shall correspondingly apply.
- 8.13.6 If the payer fails to pay the Termination Payment, or any part of it, by the final date for its payment, the payer shall, in addition to any unpaid amount that should properly have been paid, pay the other Party simple interest on that amount at the Interest Rate for the period from the final date for payment until payment is made. Acceptance of a payment of any such interest shall not in any circumstances be construed as a waiver of any right to proper payment of the principal amount due. Any such unpaid amount and any interest under this

clause 8.13.6 shall be recoverable as a debt.

- 8.13.7 In relation to the requirements in this clause 8.13 for the giving of Employer's Termination Payment Notices, and Pay Less Notices, it is immaterial that the amount then considered to be due may be zero.

Section 9 Settlement of Disputes

Notification and negotiation of disputes

9.1 Notification and negotiation of disputes

With a view to avoidance or early resolution of disputes or differences (subject to Article 8), each Party shall promptly notify the other of any matter that appears likely to give rise to a dispute or difference. The senior executives nominated in the Contract Particulars (or if either is not available, a colleague of similar standing) shall meet as soon as practicable for direct, good faith negotiations to resolve the matter.

Mediation

9.2 Mediation

Subject to Article 8, if a dispute or difference arises under this Contract which cannot be resolved by direct negotiations, each Party shall give serious consideration to any request by the other to refer the matter to mediation.^[54]

Adjudication

9.3 Adjudication

If a dispute or difference arises under this Contract which either Party wishes to refer to adjudication, the Scheme shall apply, subject to the following:

- 9.3.1 for the purposes of the Scheme the Adjudicator shall be the person (if any) and the nominating body shall be that stated in the Contract Particulars;
- 9.3.2 where the dispute or difference is or includes a dispute or difference relating to clause 3.15 and as to whether an instruction issued thereunder is reasonable in all the circumstances:
 - 9.3.2.1 the Adjudicator to decide such dispute or difference shall (where practicable) be an individual with appropriate expertise and experience in the specialist area or discipline relevant to the instruction or issue in dispute;
 - 9.3.2.2 if the Adjudicator does not have the appropriate expertise and experience, the Adjudicator shall appoint an independent expert with such expertise and experience to advise and report in writing on whether or not the instruction under clause 3.15 is reasonable in all the circumstances.

Arbitration

9.4 Conduct of arbitration

Any arbitration pursuant to Article 9 shall be conducted in accordance with the JCT 2024 edition of the [Construction Industry Model Arbitration Rules](#) (CIMAR), provided that if any amendments to that edition of the Rules have been issued by the JCT the Parties may, by a joint notice in writing to the Arbitrator, state that they wish the arbitration to be conducted in accordance with the Rules as so amended. References in clause 9.5 to a Rule or Rules are references to such Rule(s) as set out in the JCT 2024 edition of [CIMAR](#).^[55]

[54] See the Intermediate Building Contract Guide.

[55] Arbitration or legal proceedings are **not** an appeal against the decision of the Adjudicator but are a consideration of the dispute or difference as if no decision had been made by an Adjudicator.

9.5 Notice of reference to arbitration

- 9.5.1 Where pursuant to Article 9 either Party requires a dispute or difference to be referred to arbitration, that Party shall serve on the other Party a notice of arbitration to such effect in accordance with Rule 2.1 identifying the dispute and requiring the other Party to agree to the appointment of an arbitrator. The Arbitrator shall be an individual agreed by the Parties or, failing such agreement within 14 days (or any agreed extension of that period) after the notice of arbitration is served, appointed on the application of either Party in accordance with Rule 2.3 by the person selected in accordance with the Contract Particulars.
- 9.5.2 Where two or more related arbitral proceedings in respect of the Works fall under separate arbitration agreements, Rules 2.6, 2.7 and 2.8 shall apply.
- 9.5.3 After the Arbitrator has been appointed either Party may give a further notice of arbitration to the other Party and to the Arbitrator referring any other dispute which falls under Article 9 to be decided in the arbitral proceedings and Rule 3.3 shall apply.

9.6 Powers of Arbitrator

Subject to the provisions of Article 9 and clause 1.9, the Arbitrator shall, without prejudice to the generality of their powers, have power to rectify this Contract so that it accurately reflects the true agreement made by the Parties, to direct such measurements and/or valuations as may in their opinion be desirable in order to determine the rights of the Parties and to ascertain and award any sum which ought to have been the subject of or included in any certificate and to open up, review and revise any certificate, opinion, decision, requirement or notice and to determine all matters in dispute which shall be submitted to them in the same manner as if no such certificate, opinion, decision, requirement or notice had been given.

9.7 Effect of award

Subject to clause 9.8 the award of the Arbitrator shall be final and binding on the Parties.

9.8 Appeal – questions of law

The Parties hereby agree pursuant to section 45(2)(a) and section 69(2)(a) of the Arbitration Act 1996 that either Party may (upon notice to the other Party and to the Arbitrator):

- 9.8.1 apply to the courts to determine any question of law arising in the course of the reference; and
- 9.8.2 appeal to the courts on any question of law arising out of an award made in an arbitration under this arbitration agreement.

9.9 Arbitration Act 1996

The provisions of the Arbitration Act 1996 shall apply to any arbitration under this Contract wherever the same, or any part of it, shall be conducted.

Schedules

Schedule 1 Insurance Options

(Clause 6.7)

Insurance Option A

(New Buildings – All Risks Insurance of the Works by the Contractor)^[56]

Not applicable

[56] **Insurance Options A and B** are for use in the case of new buildings. **Insurance Option A** is applicable where the **Contractor** is required to take out a Joint Names Policy for All Risks Insurance of the Works or to include them on that basis within its Annual Construction policy; **Insurance Option B** is applicable where the **Employer** has elected to take out that Joint Names Policy. **Insurance Option C** is for use in the case of alterations of or extensions to Existing Structures. Under that option, the **Employer** is required to take out a Joint Names Policy for All Risks Insurance for the Works and also, if paragraph C.1 applies, a Joint Names Policy to insure the Existing Structures and their contents owned by it or for which it is responsible against loss or damage by the Specified Perils. Some Employers (e.g. tenants and some homeowners) may not be able readily to obtain the Joint Names cover required under paragraph C.1. Where that is the case, alternative arrangements through use of a C.1 Replacement Schedule or as otherwise described in the Intermediate Building Contract Guide will be necessary. **Where there are Existing Structures, it is vital that any prospective Employer which is not familiar with Insurance Option C – in particular any Employer which is a tenant or domestic homeowner – or an appropriate member of the Employer's professional team, should consult specialist insurance advisers prior to the tender stage. Any Employer which is a tenant should also consult its insuring landlord prior to that stage.**

Insurance Option B

(New Buildings – All Risks Insurance of the Works by the Employer)^[56]

Not applicable

Insurance Option C

(Joint Names Insurance by the Employer of Existing Structures and Works in or Extensions to them)^[57]

Existing Structures and contents – Joint Names Policy for Specified Perils

- C.1** The Employer shall unless otherwise stated by the Contract Particulars for clause 6.7 and this Schedule effect and for the period specified in clause 6.7.2 maintain a Joint Names Policy in respect of the Existing Structures together with the contents of them owned by it or for which it is responsible, for the full cost of reinstatement, repair or replacement of loss or damage due to any of the Specified Perils.

The Works – Joint Names Policy for All Risks

- C.2** The Employer shall effect and for the period specified in clause 6.7.2 maintain a Joint Names Policy for All Risks Insurance with cover no less than that specified in clause 6.8 for the full reinstatement value of the Works or (where applicable) Sections (plus the percentage, if any, stated in the Contract Particulars to cover professional fees).

Loss or damage

- C.3** If during the carrying out of the Works there is any loss of or damage of any kind to any executed work, Site Materials and/or to any Existing Structures or their contents the provisions of clauses 6.13 and 6.14 shall as relevant apply.

[57] Insurance Option C is for use where there are Existing Structures. It can be used in its existing printed form by those Employers able to effect the Joint Names, Specified Perils cover for the Contractor in respect of the Existing Structures and those contents that are owned by the Employer or for which it is responsible.
However, the Joint Names Policy required by paragraph C.1 or the extension of a subsisting structure and contents policy to being a Joint Names Policy may not be readily available – and that provision is often not now appropriate for – refurbishment projects or alterations by tenant Employers where Existing Structures insurance is the landlord's responsibility.
Joint Names cover may also not be readily available to some domestic owner-occupiers looking to undertake refurbishments or extensions to their property.
The Contract Particulars for clause 6.7 and Schedule 1 therefore expressly allow the Parties in those circumstances to disapply paragraph C.1 and, by means of a C.1 Replacement Schedule, to include in place of that paragraph provisions that are tailored to their particular requirements.
In JCT's view the preparation of such replacement provisions must be assigned to insurance professionals.
An explanatory summary of the alternative arrangements generally adopted to overcome those difficulties is, however, contained in the Intermediate Building Contract Guide.

Schedule 2 Named Sub-Contractors

(Clause 3.7)

- 1 The Contractor shall notify the Architect/Contract Administrator of the date on which it enters into the sub-contract with the Named Sub-Contractor.
- 2 If the Contractor is unable to enter into a sub-contract in accordance with clause 3.7 and the particulars given in the Contract Documents, it shall immediately notify the Architect/Contract Administrator, specifying which of the particulars prevent the execution of the sub-contract. If the Architect/Contract Administrator is reasonably satisfied that the specified particulars have prevented execution, it shall issue an instruction which may:
 - 2.1 change the particulars so as to remove the impediment to execution; or
 - 2.2 omit the work; or
 - 2.3 omit the work from the Contract Documents and substitute a provisional sum.
- 3 An instruction under paragraph 2.1 or 2.2 shall be regarded as an instruction under clause 3.11 requiring a Variation and shall be valued under clause 5.2 and the provisions of clauses 2.19 (*Adjustment of Completion Date*) and 4.15 and 4.16 (*Loss and Expense*) shall as relevant apply. Where the instruction is under paragraph 2.2 the Employer may, subject to the terms of clause 2.7, have the omitted work executed in accordance with that clause. An instruction under paragraph 2.3 shall be dealt with in accordance with paragraph 5.
- 4 At any time prior to the Contractor entering into a sub-contract in accordance with clause 3.7 the Architect/Contract Administrator may issue an instruction that the work is to be carried out by a person other than the person named in the Contract Bills/Specification/Work Schedules. Such instruction shall omit the work from the Contract Documents and substitute a provisional sum which shall be dealt with in accordance with paragraph 5.
- 5
 - 5.1 In an instruction as to the expenditure of a provisional sum under clause 3.13 the Architect/Contract Administrator may require work to be executed by a person named in the instruction and the named person shall then be employed by the Contractor as a Named Sub-Contractor.
 - 5.2 Any such instruction shall incorporate a description of the work and all particulars of the tender of the named person for that work in an Intermediate Named Sub-Contract Invitation to Tender and Tender (ICSub/NAM/IT and ICSub/NAM/T) as completed, together with the Tender Documents referred to therein.
 - 5.3 Unless the Contractor makes reasonable objection to entering into a sub-contract with the named person within 14 days of the date of issue of the instruction, the Contractor shall enter into a sub-contract with the named person for the execution of the work, using the Intermediate Named Sub-Contract Agreement (ICSub/NAM/A) and incorporating the Named Sub-Contract Conditions.
- 6 The Contractor shall not terminate a Named Sub-Contractor's employment otherwise than under clause 7.4, 7.5 or 7.6 of the Named Sub-Contract Conditions, nor without the prior consent of the Architect/Contract Administrator accept termination or repudiation of the sub-contract by the Named Sub-Contractor. In either case the Contractor shall notify the Architect/Contract Administrator as soon as is reasonably practicable of any events likely to lead to termination of the Named Sub-Contractor's employment, however arising.
- 7 Whether or not the notification referred to in paragraph 6 has been given, if the Named Sub-Contractor's employment terminates before completion of the sub-contract work, the Contractor shall notify the Architect/Contract Administrator, giving particulars of the circumstances. The Architect/Contract Administrator shall issue instructions as may be necessary in which it shall:
 - 7.1 name another person to execute the work, or the outstanding balance of it, in accordance with paragraph 5.2 and subject to paragraph 5.3; or

- 7.2 instruct the Contractor to make its own arrangements for the execution of the work or the outstanding balance of the work, in which case the Contractor may sub-contract the work in accordance with clause 3.5; or
- 7.3 omit the work or the outstanding balance of work.

8 Where an instruction is issued under paragraph 7 in respect of a Named Sub-Contractor which was named in the Contract Bills/Specification/Work Schedules and whose employment has been terminated either under clause 7.4, 7.5 or 7.6 of the Named Sub-Contract Conditions or with the Architect/Contract Administrator's consent:

- 8.1 an instruction under paragraph 7.1 shall be regarded as a Relevant Event for the purposes of clause 2.19 (*Adjustment of Completion Date*), but not as a Relevant Matter for the purposes of clauses 4.15 and 4.16 (*Loss and Expense*), and the Contract Sum shall be adjusted by the amount of the increase or the reduction in the price of the second Named Sub-Contractor for the work not carried out by the first Named Sub-Contractor when compared with the first Named Sub-Contractor's price for that work. In that adjustment there shall be excluded from the price of the second Named Sub-Contractor any amount included for the repair of defects in the work of the first Named Sub-Contractor;
- 8.2 an instruction under paragraph 7.2 or 7.3 shall be regarded as one requiring a Variation to be valued under clause 5.2 and both as a Relevant Event for the purposes of clause 2.19 and a Relevant Matter for the purposes of clauses 4.15 and 4.16.

Where the instruction is under paragraph 7.3 the Employer may, subject to the terms of clause 2.7, have the omitted work executed in accordance with that clause.

9 Where an instruction is issued under paragraph 7 in respect of a Named Sub-Contractor which was named in an instruction as to the expenditure of a Provisional Sum under paragraph 5 and whose employment has been terminated under clause 7.4, 7.5 or 7.6 of the Named Sub-Contract Conditions or with the Architect/Contract Administrator's consent, such instruction shall be regarded as a further instruction issued in relation to the Provisional Sum.

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- 10.1 Where the employment of a Named Sub-Contractor is terminated otherwise than under clause 7.4, 7.5 or 7.6 of the Named Sub-Contract Conditions and without the Architect/Contract Administrator's consent, the provisions of paragraph 8.1, 8.2 or 9 (as appropriate) shall apply in respect of the instructions under paragraph 7, but only to the extent that they result in a reduction in the Contract Sum and the instruction shall not be regarded as a Relevant Event or Relevant Matter for the purposes of clauses 2.19, 4.15 and 4.16.
- 10.2 Where the Named Sub-Contractor's employment is terminated under clause 7.4, 7.5 or 7.6 of the Named Sub-Contract Conditions or with the Architect/Contract Administrator's consent:
- 10.2.1 the Contractor shall take such reasonable action as is necessary to recover from the Named Sub-Contractor, whether under clause 7.7 of the Named Sub-Contract Conditions or otherwise, any additional amounts payable to the Contractor by the Employer as a result of the application of paragraph 8.1, 8.2 or 9 together with an amount equal to any liquidated damages that would have been payable or allowable by the Contractor to the Employer under clause 2.23 but for the application of any of those paragraphs;
- 10.2.2 the Contractor shall account to the Employer for any amounts so recovered;
- 10.2.3 in taking such action the Contractor shall not be required to invoke the dispute resolution procedures under the sub-contract unless the Employer shall have agreed to indemnify the Contractor against any legal costs reasonably incurred in relation thereto;
- 10.2.4 if the Contractor fails to comply with this paragraph 10.2 it shall repay to the Employer any additional amounts paid as a result of the application of paragraph 8.1, 8.2 or 9 and shall pay or allow an amount equal to the liquidated damages referred to in paragraph 10.2.1.

11

- 11.1 Whether or not a Named Sub-Contractor is responsible to the Employer for exercising reasonable care and skill in:
- 11.1.1 the design of the sub-contract works insofar as they have been or are to be designed by the Named Sub-Contractor;
 - 11.1.2 the selection of the kinds of materials and goods for the sub-contract works insofar as such materials and goods have been or will be selected by the Named Sub-Contractor; or
 - 11.1.3 the satisfaction of any performance specification or requirement relating to the sub-contract works,
- the Contractor shall not be responsible to the Employer under this Contract for anything to which such terms relate, nor, through the Contractor, shall the Named Sub-Contractor be so responsible; provided that this shall not be construed as affecting the obligations of the Contractor or any sub-contractor in regard to the supply of goods, materials and workmanship.
- 11.2 The provisions of paragraph 11.1 shall apply notwithstanding that the Sub-Contract Sum stated in Article 2 of the Intermediate Named Sub-Contract Agreement referred to in clause 3.7 or paragraph 5.3 included for the supply of any design, selection or satisfaction as referred to in paragraph 11.1, and that such Sub-Contract Sum is included within the Contract Sum or the Contract Sum as finally adjusted.
- 12** Clause 3.7 and this Schedule shall not apply to the execution of any part of the Works by a Statutory Provider executing work solely in that capacity.
- 13** Save as expressly stated in this Schedule, the Contractor shall remain wholly responsible for carrying out and completing the Works in all respects in accordance with clause 2.1 notwithstanding the naming of a Named Sub-Contractor for the execution of any such work.

Schedule 3 Forms of Bonds

(Clauses 4.7 and 4.10)

(Agreed between the JCT and the British Bankers' Association^[58])

Part 1: Advance Payment Bond^[59]

Not applicable

[58] The British Bankers' Association has been merged into UK Finance.

[59] Not applicable where the Employer is a Local Authority or other public sector body.

Part 2: Bond in respect of payment for off-site materials and/or goods

Not applicable

Schedule 4 Supplemental Provisions

(Thirteenth Recital)

Supplemental Provisions 1 to 3 apply unless otherwise stated in the Contract Particulars. Supplemental Provision 4 applies where the Employer is a Local or Public Authority or other body of the type mentioned in that provision; Supplemental Provision 5 applies where the Employer is a Local or Public Authority and this Contract is subject to the PC Regulations.

Health and safety

1

- 1.1 Without limiting either Party's statutory and/or regulatory duties and responsibilities and/or the specific health and safety requirements of this Contract, the Parties will endeavour to establish and maintain a culture and working environment in which health and safety is of paramount concern to everybody involved with the project.
- 1.2 In addition to the specific health and safety requirements of this Contract, the Contractor undertakes to:
 - 1.2.1 comply with any and all approved codes of practice produced or promulgated by the Health and Safety Executive;
 - 1.2.2 ensure that all personnel engaged by the Contractor and members of the Contractor's supply chain on site receive appropriate site-specific health and safety induction training and regular refresher training;
 - 1.2.3 ensure that all such personnel have access at all times to competent health and safety advice in accordance with regulation 7 of the Management of Health and Safety at Work Regulations 1999; and
 - 1.2.4 ensure that there is full and proper health and safety consultation with all such personnel in accordance with the Health and Safety (Consultation with Employees) Regulations 1996.

Cost savings and value improvements

2

- 2.1 The Contractor is encouraged to propose changes to designs and specifications for the Works and/or to the programme for their execution that may benefit the Employer, whether in the form of a reduction in the cost of the Works or their associated life cycle costs, through practical completion at a date earlier than the Completion Date or otherwise.
- 2.2 The Contractor shall provide details of its proposed changes, identifying them as suggested under this Supplemental Provision 2, together with its assessment of the benefit it believes the Employer may obtain, expressed in financial terms, and a quotation.
- 2.3 Where the Employer wishes to implement a change proposed by the Contractor, the Parties shall negotiate with a view to agreeing its value, the financial benefit and any adjustment to the Completion Date. Upon agreement, the change and the amount of any adjustment of the Contract Sum shall be confirmed in an Architect/Contract Administrator's instruction, together with the share of the financial benefit to be paid to the Contractor and any adjustment to the Completion Date.
- 2.4 Original proposals by the Contractor under this Supplemental Provision 2 may only be instructed in accordance with it, provided always that nothing shall prevent the Employer from utilising other contractors to implement such changes after practical completion of the Works.

Performance Indicators and monitoring

3

- 3.1 The Employer shall monitor and assess the Contractor's performance by reference to any performance indicators stated or identified in the Contract Documents.
- 3.2 The Contractor shall provide to the Employer all information that the Employer may reasonably require to monitor and assess the Contractor's performance against the targets for those performance indicators.
- 3.3 Where the Employer considers that a target for any of those performance indicators may not be met, it may inform the Contractor and the Contractor shall submit its proposals for improving its performance against that target to the Employer.

Transparency

- 4 Where the Employer is a Local or Public Authority or other body to which the provisions of the Freedom of Information Act 2000 ('FOIA') apply, the Parties acknowledge that, except for any information which is exempt from disclosure in accordance with the provisions of FOIA, the content of this Contract is not confidential. The Employer shall be responsible for determining in its absolute discretion whether any of the content of this Contract is exempt from disclosure in accordance with the provisions of FOIA. Notwithstanding clause 2.8.3 or any other term of this Contract:
 - 4.1 the Contractor hereby consents to the Employer publishing any amendments to the standard form JCT contract in their entirety, including changes to the standard form agreed from time to time, but in each case with any information which is exempt from disclosure in accordance with the provisions of FOIA redacted;
 - 4.2 the Employer shall promptly inform the Contractor of any request for disclosure that it receives in relation to this Contract.

The Public Contracts Regulations 2015

- 5 Where the Employer is a Local or Public Authority and this Contract is subject to the PC Regulations^[60]:
 - 5.1 where regulation 113 of the PC Regulations applies to this Contract, the Contractor shall include in any sub-contract it enters into suitable provisions to impose the requirements of regulation 113(2)(c)(i) and (ii);
 - 5.2 the Contractor shall include in any sub-contract it enters into provisions requiring the sub-contractor:
 - 5.2.1 to supply and notify to the Contractor the information required (as applicable) under regulations 71(3), 71(4) and 71(5) of the PC Regulations; and
 - 5.2.2 to include in any sub-subcontract the sub-contractor in turn enters into provisions to the same effect as required under paragraph 5.2.1 of Supplemental Provision 5;
 - 5.3
 - 5.3.1 the Contractor shall include in any sub-contract it enters into provisions that shall entitle the Contractor to terminate the sub-contractor's employment where there are grounds for excluding the sub-contractor under regulation 57;
 - 5.3.2 in the event the Employer requires the Contractor to terminate a sub-contractor's employment pursuant to regulation 71(9) the Contractor shall take the appropriate steps to terminate that employment and where required by the Employer under regulation 71(9) shall, or in circumstances where there is no such requirement may, appoint a replacement sub-contractor.

[60] An explanatory summary of those provisions in the PC Regulations that are reflected in this Contract is contained in the Intermediate Building Contract Guide. Provisions relating to the PC Regulations are also set out in section 8 (Termination) of this Contract. The JCT Intermediate Sub-Contracts (ICSub and ICSub/D) meet the requirements of Supplemental Provision 5.

Schedule 5 Design Submission Procedure

(Clause 2.10.3)

- 1 The Contractor shall prepare and submit each of the Contractor's Design Documents to the Architect/Contract Administrator by the means and in the format stated in the Employer's Requirements or the Contractor's Proposals and in sufficient time to allow any comments of the Architect/Contract Administrator to be incorporated prior to the relevant Contractor's Design Document being used for procurement and/or in the carrying out of the CDP Works. Where the means and format are not so stated, then, unless and until otherwise agreed with the Architect/Contract Administrator, the Contractor shall submit to the Architect/Contract Administrator 2 copies of each of the Contractor's Design Documents.
- 2 Within 14 days from the date of receipt of any Contractor's Design Document, or (if later) 14 days from either the date or expiry of the period for submission of the same stated in the Contract Documents, the Architect/Contract Administrator shall return one copy of that Contractor's Design Document to the Contractor marked 'A', 'B' or 'C' provided that a document shall be marked 'B' or 'C' only where the Architect/Contract Administrator considers that it is not in accordance with this Contract.
- 3 If the Architect/Contract Administrator does not respond to a Contractor's Design Document in the time stated in paragraph 2, it shall be regarded as marked 'A'.
- 4 Where the Architect/Contract Administrator marks a Contractor's Design Document 'B' or 'C', it shall identify by means of a written comment why it considers that the document is not in accordance with this Contract.
- 5 When a Contractor's Design Document is returned by the Architect/Contract Administrator:
 - 5.1 if it is marked 'A', the Contractor shall carry out the CDP Works in strict accordance with that document;
 - 5.2 if it is marked 'B', the Contractor may carry out the CDP Works in accordance with that document, provided that the Architect/Contract Administrator's comments are incorporated into it and an amended copy of it is promptly submitted to the Architect/Contract Administrator; or
 - 5.3 if it is marked 'C', the Contractor shall take due account of the Architect/Contract Administrator's comments on it and shall either forthwith resubmit it to the Architect/Contract Administrator in amended form for comment in accordance with paragraph 1 or notify the Architect/Contract Administrator under paragraph 7.
- 6 The Contractor shall not carry out any work in accordance with a Contractor's Design Document marked 'C' and the Employer shall not be liable to pay for any work within the CDP Works executed otherwise than in accordance with Contractor's Design Documents marked 'A' or 'B'.
- 7 If the Contractor disagrees with a comment of the Architect/Contract Administrator and considers that the Contractor's Design Document in question is in accordance with this Contract, it shall within 7 days of receipt of the comment notify the Architect/Contract Administrator that it considers that compliance with the comment would give rise to a Variation. Such notification shall be accompanied by a statement setting out the Contractor's reasons. Upon receipt of such a notification the Architect/Contract Administrator shall within 7 days either confirm or withdraw the comment and, where the comment is confirmed, the Contractor shall amend and resubmit the document accordingly.
- 8 Provided always that:
 - 8.1 confirmation or withdrawal of a comment in accordance with paragraph 7 shall not signify acceptance by either the Employer or the Architect/Contract Administrator that the relevant Contractor's Design Document or amended document is in accordance with this Contract or that compliance with the Architect/Contract Administrator's comment would give rise to a Variation;
 - 8.2 where in relation to a comment by the Architect/Contract Administrator the Contractor does not notify the Architect/Contract Administrator in accordance with paragraph 7, the comment in question shall not be treated as giving rise to a Variation; and

- 8.3 neither compliance with the design submission procedure in this Schedule nor with the Architect/Contract Administrator's comments shall diminish the Contractor's obligations to ensure that the Contractor's Design Documents and CDP Works are in accordance with this Contract.



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ICD 2024
Intermediate Building Contract
with contractor's design 2024

2024
INTERMEDIATE BUILDING CONTRACT

Intermediate Building Contract with contractor's design (ICD)

Appropriate:

- where the proposed building works are of simple content involving the normal, recognised basic trades and skills of the industry, without building service installations of a complex nature or other complex specialist work;
- where the works are designed, the requirements for the contractor's design of discrete part(s) are detailed by or on behalf of the Employer, and the Contractor is required to design those part(s) of the work (Contractor's Designed Portion);
- where fairly detailed contract provisions are necessary and the Employer is to provide drawings and bills of quantities, a specification or work schedules to define adequately the quantity and quality of the work; and
- where an Architect/Contract Administrator and Quantity Surveyor are to administer the conditions.

This contract is more detailed and contains more extensive control procedures than the Minor Works Building Contract with contractor's design (MWD) but is less detailed than the Standard Building Contract (SBC).

Can be used:

- where the works are to be carried out in sections;
- by both private and local authority employers;
- where provisions are required to cover named specialists.

Not suitable:

- as a design and build contract.

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For 2024 Edition changes, see the Intermediate Building Contract Guide (IC/G) and the Tracked Change Document.

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Agreement

This Agreement

is made the _____ 20_____

Between

The Employer

_____ Industrial Dwellings Society

Place of incorporation: England and Wales

(Company No. _____ IP14044R)^[1]

~~of~~ whose registered office is at 143 Stoke Newington Road, London N16 8BP

And

The Contractor

_____ SER Contractor Ltd

Place of incorporation: England and Wales

(Company No. _____ 07468643)^[1]

~~of~~ whose registered office is at Hunter's Hall Farm, Epping Upland, Epping, Essex CM16 6PL

[1] Where the Employer or Contractor is neither a company incorporated under the Companies Acts nor a company registered under the laws of another country, delete the references to Company number and registered office. In the case of a company incorporated outside England and Wales, particulars of its place of incorporation should be inserted immediately before its Company number. As to execution by foreign companies and matters of jurisdiction, see the Intermediate Building Contract Guide.

Recitals

Whereas

First

the Employer wishes to have the following work carried out^[2]:
[] Whole Estate Improvement Works inclusive of roof, window and door replacements, external fabric repairs and redecoration and other miscellaneous works
at
[] Stepney Green Court, London, E1 3NQ ('the Works')
and has had drawings and ~~bills of quantities or a~~ specification or work schedules prepared which show and describe the work to be done;

Second

the Works include the design and construction of^[3]
[] The Works include the design and construction of: all contract works, as detailed in the Specification ('the Contractor's Designed Portion');

Third

the drawings are listed in Appendix C of the specification of works numbered/listed in [] annexed to this CContractcontract ('the Contract Drawings') and have for identification been signed or initialled by or on behalf of each Party^[4];

Fourth

the Employer has supplied to the Contractor:
~~the Bills of Quantities^[5]~~
the Specification^[5]
the Work Schedules^[5]
other documents showing or describing or otherwise stating its requirements for the design and construction of the Contractor's Designed Portion ('the Employer's Requirements')
~~particulars of the Intermediate Named Sub-Contract Tender & Agreement ICSUB/NAM~~

[2] State nature and location of intended works.

[3] State nature of work in the Contractor's Designed Portion. If the space here is insufficient a separate list should be prepared, signed or initialled by or on behalf of each Party and identified here, either as a specified Annex to this Contract or by its reference number, date or other identifier. The Contractor's Designed Portion **must not** include any element of the Works or their design which is to be carried out by a Named Sub-Contractor – see the Intermediate Building Contract Guide.

[4] State the identifying numbers of the Contract Drawings or identify the schedule of drawings or other document listing them, which should be annexed to this Contract, and make the appropriate deletions. The drawings themselves should be signed or initialled by or on behalf of each Party.

[5] Delete as appropriate.

~~(comprising a certified copy of the tender for work included in the Bills of Quantities, Specification or Work Schedules for pricing by the Contractor and for which the Contractor is required under clause 3.7 to employ a named person, together with the Intermediate Named Sub-Contract Invitation to Tender and Tender (ICSub/NAM/IT and ICSub/NAM/T) as completed and the Tender Documents referred to in them)^[6];~~

Fifth

the Contractor has:

(A) priced the ~~Bills of Quantities~~/Specification/Work Schedules^[5] (as priced, 'the Priced Document'), the total of such pricing being the Contract Sum stated in Article 2 ('Pricing Option A'); ~~or~~

~~(B) stated the sum it will require for carrying out the Works shown on the Contract Drawings and described in the Specification, that sum being the Contract Sum stated in Article 2, and has supplied to the Employer a Contract Sum Analysis in accordance with the stated requirements of the Employer or a Schedule of Rates on which that sum is based ('the Priced Document') ('Pricing Option B');~~

~~but and has provided the Employer with the~~ priced schedule of activities ~~annexed to this Contract ('the Activity Schedule')^[7] is not provided;~~

the Priced Document, the priced Activity Schedule, where provided, and (where Pricing Option B applies) the (unpriced) Specification have each for identification been signed or initialled by or on behalf of each Party;

Sixth

in response to the Employer's Requirements the Contractor has supplied to the Employer:

- documents showing and describing the Contractor's proposals for the design and construction of the Contractor's Designed Portion ('the Contractor's Proposals'); and
- an analysis of the portion of the Contract Sum relating to the Contractor's Designed Portion ('the CDP Analysis');

Seventh

the Employer has examined the Contractor's Proposals and, subject to the Conditions, is satisfied that they appear to meet the Employer's Requirements.^[8] The Employer's Requirements, the Contractor's Proposals and the CDP Analysis have each for identification been signed or initialled by or on behalf of each Party and particulars of each are given in the Contract Particulars;

Eighth

for the purposes of the Construction Industry Scheme (CIS) under the Finance Act 2004, the status of the Employer is, as at the Base Date, that stated in the Contract Particulars;

[6] ~~Delete if no items specifying a Named Sub-Contractor are included in the documents. See also footnote [3] above and the Intermediate Building Contract Guide.~~

[7] ~~Delete these lines if a priced Activity Schedule is not provided. In the Activity Schedule, each activity should be priced, so that the sum of those prices equals the Contract Sum excluding Provisional Sums and the value of work for which Approximate Quantities are included in the priced Bills of Quantities.~~

[8] **+++Now footnote [6]+++** Where the Employer has accepted a divergence from its requirements in the proposals submitted by the Contractor, the divergence should be removed by amending the Employer's Requirements before the Contract is executed.

Ninth

~~the Employer has provided the Contractor with~~ a schedule ('the Information Release Schedule') which states the information the Architect/Contract Administrator will release and the time of that release^[9] ~~is not provided;~~

Tenth

for the purposes of the Construction (Design and Management) Regulations 2015 (the 'CDM Regulations') the status of the project that comprises or includes the Works is stated in the Contract Particulars;

Eleventh

the division of the Works into Sections is shown in the Specification or Bills of Quantities/Specification/Work Schedules and/or the Contract Drawings or in such other documents as are identified in the Contract Particulars^[10];

Twelfth

~~where so stated in the Contract Particulars Contract is not supplemented by a Framework Agreement;~~ ~~this Contract is supplemented by the Framework Agreement identified in those particulars;~~

Thirteenth

whether any of Supplemental Provisions 1 to 3 apply is stated in the Contract Particulars;

[9] ~~—Delete the Ninth Recital if an Information Release Schedule is not provided.~~

[10] **+++Now footnote [7]+++** Delete the Eleventh Recital if the Works are not divided into Sections.

Articles

Now it is hereby agreed as follows

Article 1	Contractor's obligations
	The Contractor shall carry out and complete the Works in accordance with the Contract Documents.
Article 2	Contract Sum
	The Employer shall pay the Contractor at the times and in the manner specified in the Conditions the VAT-exclusive sum of Five million, ninety thousand, seven hundred thirty-one pounds and forty-five pence (£ 5,090,731.45) ('the Contract Sum') or such other sum as becomes payable under this Contract.
Article 3	Collaborative working
	The Parties shall work with each other and with other project team members in a co-operative and collaborative manner, in good faith and in a spirit of trust and respect. To that end, each shall support collaborative behaviour and address behaviour which is not collaborative.
Article 4	~~Architect~~/Contract Administrator
	For the purposes of this Contract the Architect/Contract Administrator is Baily Garner LLP of 146-148 Eltham Hill Eltham London SE9 5DY or, if it ceases to be the Architect/Contract Administrator, such other person as the Employer nominates in accordance with clause 3.4 of the Conditions.
Article 5	Quantity Surveyor
	For the purposes of this Contract the Quantity Surveyor^[11] is Baily Garner LLP of 146-148 Eltham Hill Eltham London SE95DY

[11] **+++Now footnote [8]+++** If the Architect/Contract Administrator is to exercise the Quantity Surveyor's functions under the Conditions, its name should be inserted in Article 5.

or, if it ceases to be the Quantity Surveyor, such other person as the Employer nominates in accordance with clause 3.4 of the Conditions.

Article 6 CDM Regulations – Principal Designer and Principal Contractor

For the purposes of the CDM Regulations:

the Principal Designer is ~~the Architect/Contract Administrator~~

(or)^[12] SER Contractor Ltd

of

 Hunters Hall Farm, Epping Upland, Epping

or such replacement as the Employer at any time appoints to fulfil that role;

~~the Principal Contractor is the Contractor~~

(or)^[12]

of

the Principal Contractor is the Contractor or such replacement as the Employer at any time appoints to fulfil that role.

Article 7 Building Regulations – Principal Designer and Principal Contractor

For the purposes of the Building Regulations:

the Principal Designer is ~~the Architect/Contract Administrator~~

(or)^[12] SER Contractor Ltd

of

 Hunters Hall Farm, Epping Upland, Epping, Essex, CM16 6PL

or such replacement as the Employer at any time appoints to fulfil that role;

~~the Principal Contractor is the Contractor~~

(or)^[12]

of

the Principal Contractor is the Contractor or such replacement as the Employer at any time appoints to fulfil that role.

Article 8 Adjudication

If any dispute or difference arises under this Contract, either Party may refer it to adjudication in accordance with clause 9.3.^[13]

[12] — Insert the name of the Principal Designer if the Architect/Contract Administrator is not to fulfil the role and that of the Principal Contractor if it is to be a person other than the Contractor.

~~Under the CDM Regulations, regardless of whether or not a project is notifiable, and Part 2A of the Building Regulations there is a requirement to appoint a principal designer and a principal contractor in all cases where there is more than one contractor, or if it is reasonably foreseeable that more than one contractor will be working on a project at any time. For these purposes, the term 'contractor' is broadly defined by the regulations which treat the Contractor's sub-contractors as separate contractors. As to these statutory appointments generally, see the Intermediate Building Contract Guide.~~

[13] **+++Now footnote [9]+++** As to adjudication in cases where the Employer is a residential occupier within the meaning of section 106 of the

Article 9

Arbitration

Where Article 9 applies^[14], then, subject to Article 8 and the exceptions set out below, any dispute or difference between the Parties of any kind whatsoever arising out of or in connection with this Contract shall be referred to arbitration in accordance with clauses 9.4 to 9.9 and the JCT 2024 edition of the [Construction Industry Model Arbitration Rules](#) (CIMAR). The exceptions to this Article 9 are:

- any disputes or differences arising under or in respect of the Construction Industry Scheme or VAT, to the extent that legislation provides another method of resolving such disputes or differences; and
- any disputes or differences in connection with the enforcement of any decision of an Adjudicator.

Article 10

Legal proceedings^[14]

Subject to Article 8 and (where it applies) to Article 9, the English courts shall have jurisdiction over any dispute or difference between the Parties which arises out of or in connection with this Contract.

Housing Grants, Construction and Regeneration Act 1996, see the Intermediate Building Contract Guide.

[14] **+++Now footnote [10]+++** If it is intended, subject to the right of adjudication and exceptions stated in Article 9, that disputes or differences should be determined by arbitration and not by legal proceedings, the Contract Particulars **must** state that Article 9 and clauses 9.4 to 9.9 apply and the words "do not apply" **must** be deleted. If the Parties wish any dispute or difference to be determined by the courts of another jurisdiction the appropriate amendment should be made to Article 10 (see also clause 1.12).

Contract Particulars

Note: An asterisk * indicates where selection has been or should have been made.

Fourth Recital

Employer's Requirements
(State reference numbers and dates or other identifiers of the relevant documents.)^[15]

 Invitation to Tender
 Specification of Works

Sixth Recital

Contractor's Proposals
(State reference numbers and dates or other identifiers of the relevant documents.)^[15]

 The Contractor's Proposals in relation to the CDP shall be submitted to the Contract Administrator for instruction/approval. The Contract Administrator shall review and confirm that the Contractor's Proposals are compliant with the Employer's Requirements as detailed in The Specification of Works.

CDP Analysis
(State reference numbers and dates or other identifiers of the relevant documents.)^[15]

 not required

Eighth Recital and clause 4.6

Construction Industry Scheme (CIS)

Employer at the Base Date
* is a 'contractor' / is not a 'contractor'
for the purposes of the CIS

Tenth Recital

CDM Regulations^[16]

the project
* is notifiable / is not notifiable

Eleventh Recital

Description of Sections (if any)
(If not shown or described in the Bills of Quantities/Specification/Work Schedules or the Contract Drawings, state the reference numbers and dates or other identifiers of documents in which they are shown.)^[15]

 Section 1 - Works to properties funded by Warm Homes: Social Housing

[15] **+++Now footnote [11]+++** If the relevant document or set of documents takes the form of an Annex to this Contract, it is sufficient to refer to that Annex.

[16] **+++Now footnote [12]+++** Under the CDM Regulations a project is notifiable if the construction work on a construction site is scheduled either to last longer than 30 working days and have more than 20 workers working simultaneously at any point in the project or to exceed 500 person days.

Fund (WHSHF) Wave 3 funding as detailed within Appendix G of the Specification.
Section 2 - All other areas.

Twelfth Recital

Framework Agreement (if applicable)
(State date, title and parties.)

[]

Thirteenth Recital and Schedule 4

Supplemental Provisions^[17]
(Where neither entry against one of Supplemental Provisions 1 to 3 below is deleted, that Supplemental Provision applies.)

- Supplemental Provision 1: Health and safety
* ~~applies/does not apply~~
* applies
- Supplemental Provision 2: Cost savings and value improvements
* ~~applies/does not apply~~
* applies
- Supplemental Provision 3: Performance Indicators and monitoring
* ~~applies/does not apply~~
* does not apply

Article 9

Arbitration
(If neither entry is deleted, Article 9 and clauses 9.4 to 9.9 do not apply. If disputes and differences are to be determined by arbitration and not by legal proceedings, it must be stated that Article 9 and clauses 9.4 to 9.9 apply.)^[18]

- Article 9 and clauses 9.4 to 9.9 (Arbitration)
* ~~apply/do not apply~~
* apply

1.1

Base Date

[]15 July 2025

BIM Protocol (where applicable)
(State title, edition, date or other identifiers of the relevant documents.)

[]Not applicable

Date for Completion of the Works
(where completion by Sections does not apply)

[]

Sections: Dates for Completion of Sections^[19]

[17] **+++Now footnote [13]+++** Supplemental Provision 4 (Transparency) applies only where the Employer is a Local or Public Authority or other body to which the Freedom of Information Act 2000 applies; Supplemental Provision 5 (The Public Contracts Regulations 2015) applies only where the Employer is a Local or Public Authority and this Contract is subject to the PC Regulations.

[18] **+++Now footnote [14]+++** On factors to be taken into account by the Parties in considering whether disputes are to be determined by arbitration or by legal proceedings, see the Intermediate Building Contract Guide. See also footnote [14] **+++ now footnote [10] +++**.

[19] **+++Now footnote [15]+++** Continue on further sheets if necessary, which should be signed or initialled by or on behalf of each Party and

Section ~~Section 1~~ [] : [] 31 March 2025
Section Section 2 : 30 November 2026

1.7.3

Addresses for service of notices by the Parties

(If a Party's address is not stated, it shall, subject to clause 1.7.3, be that shown at the commencement of the Agreement.)^[20]

Employer

[] Industrial Dwellings Society,
143 Stoke Newington Road
London N16 8BP

Contractor

[] SER Contractor Ltd,
Hunter's Hall Farm,
Epping Upland, Epping,
Essex CM16 6PL

The respective email addresses for the Parties are

Employer's email

[] rsmith@ids.org.uk

Contractor's email

[] costin.serban@sercontractor.co.uk

or, subject to clause 1.7.3, such other email address as each Party may notify to the other from time to time

1.7.4.2

Service of notices by email

(If neither entry is deleted or an email address for each Party is not specified, clause 1.7.4.2 shall not apply.)

Clause 1.7.4.2

* applies ~~does not apply~~

Employer's email

[] rsmith@ids.org.uk

Contractor's email

[] costin.serban@sercontractor.co.uk

2.4

~~Date of Possession of the site~~

~~(where possession by Sections does not apply)~~

[]

Sections: Dates of Possession of Sections^[19]

Section ~~Section 1~~ [] : [] 6 October 2025
Section Section 2 : 6 October 2025

then be annexed to this Contract.

[20] **+++Now footnote [16]+++** As to service of notices etc. outside the United Kingdom, see the Intermediate Building Contract Guide.

2.5

~~Deferment of possession of the site
(where possession by Sections does not apply)~~

~~Clause 2.5
* applies/does not apply~~

~~Maximum period of deferment (if less than 6 weeks) is~~

~~[]~~

Sections: deferment of possession of Sections

Clause 2.5
* applies/does not apply
* applies

Maximum period of deferment (if less than 6 weeks) is^[19]

Section ~~Section 1~~ [] : []

2.23.2

~~Liquidated damages
(where completion by Sections does not apply)~~

~~at the rate of~~

~~£[] per []~~

Sections: rate of liquidated damages for each Section^[19]

Section ~~Section 1~~ [] : £[] per [] 2,350.00 per Calendar week or pro
rata thereof
Section Section 2 : £1,175.00 per Calendar week or pro rata thereof

2.29

Sections: Section Sums^[19]

Section ~~Section 1~~ [] : £[] N/A
Section Section 2 : £N/A

2.30

~~Rectification Period
(where completion by Sections does not apply)
(If no other period is stated, the period is 6 months.)~~

~~[] months
from the date of practical completion of the Works~~

Sections: Rectification Periods^[19]
(If no other period is stated, the period is 6 months.)

Section ~~Section 1~~ [] : ~~12 months~~ [] months
Section Section 2 : 12 months
from the date of practical completion of each Section

2.34.3

Contractor's Designed Portion: limit of Contractor's liability for loss of use etc. (if any)

£[]

4.3 and 4.9

Fluctuations Provision^[21]

(Unless another provision or entry is selected, the JCT Fluctuations Option applies. References in this Contract to the JCT Fluctuations Option (or any provision as set out in such Option) are references to the JCT 2024 edition of that Option.)

~~* JCT Fluctuations Option (Contribution, levy and tax fluctuations) applies~~

~~* no Fluctuations Provision applies~~

~~* the following Fluctuations Provision applies~~

[]

Percentage addition for the JCT Fluctuations Option (paragraph 12) (if applicable)

[] per cent

4.7

Advance payment

(Not applicable where the Employer is a Local or Public Authority)

Clause 4.7

~~* applies/does not apply~~

~~* does not apply~~

~~If applicable:~~

~~the advance payment will be^[22]~~

~~* £[]~~

~~* [] per cent of the Contract Sum~~

~~and will be paid to the Contractor on~~

~~[];~~

~~it will be reimbursed to the Employer in the following amount(s) and at the following time(s)~~

~~[]~~

Advance Payment Bond

~~(Not applicable where the Employer is a Local or Public Authority)~~

~~(Where an advance payment is to be made, an advance payment bond is required unless stated that it is not required.)~~

~~An advance payment bond~~

~~* is/is not required~~

4.8.1

Interim payments – Interim Valuation Dates

(If no date is stated, the first Interim Valuation Date is one month after the Date of Possession.)

The first Interim Valuation Date is

[] 28 calendar days after the date of possession

and thereafter the same date in each month or the nearest Business Day in that month^[23]

[21] **+++Now footnote [17]+++** Unless the Fluctuations Provision is to be the JCT Fluctuations Option, delete all but one of the asterisked choices. The printed text of the JCT Fluctuations Option is no longer included in JCT contract documents but continues to be available on the JCT website www.jctltd.co.uk. The JCT Fluctuations Option provides for increases or decreases in contributions, levies and taxes. If an alternative fluctuation is to be used, the document(s) in which it is contained should be identified here.

[22] —Insert either a monetary amount or a percentage figure, delete the alternative and complete the other required details.

4.9.1

Interim payments – percentages of value

Where the Works, or those works in a Section, have not achieved practical completion, the percentage of total value in respect of the works that have not achieved practical completion is
(The percentage is 95 per cent unless a different rate is stated.)

£[]95% per cent^[24]

Where the Works, or those works in a Section or Relevant Part, have achieved practical completion, the percentage in respect of the completed works is
(The percentage is 97½ per cent unless a different rate is stated.)

£[]97.5% per cent^[24]

4.10.4

Listed Items – uniquely identified
(Delete the entry if no bond is required.)

~~* For uniquely identified Listed Items a bond in respect of payment for such items is required for~~

~~£[]No bond is required for Listed Items uniquely identified.~~

4.10.5

Listed Items – not uniquely identified
(Delete the entry if clause 4.10.5 does not apply.)

~~* For Listed Items that are not uniquely identified a bond in respect of payment for such items is required for~~

~~£[]No bond is required for Listed Items not uniquely identified.~~

4.17.5 and 4.17.6

Relevant Matters
(In the case of each clause referred to below, where neither entry against the clause is deleted, that clause does not apply.)

Clause 4.17.5 (the effects of an epidemic on the execution of the Works etc.)
~~* applies/does not apply~~

* applies

Clause 4.17.6 (exercise of a statutory power etc.)
~~* applies/does not apply~~

* applies

6.4.1

Contractor's Public Liability insurance: injury to persons or property – the required level of cover is not less than

£[]5,000,000.00
for any one occurrence or series of occurrences arising out of one event

[23] +++Now footnote [18]+++ The first Interim Valuation Date should not be more than one month after the Date of Possession.

[24] +++Now footnote [19]+++ An insertion is needed here only if the default position is not to apply. If no retention is required, insert '100' in the entries for clause 4.9.1.

6.5.1

Insurance – liability of Employer

(Not required unless it is stated that it may be required and the minimum amount of indemnity is stated)

Insurance

~~* may be required/is not required~~

* is not required

~~Minimum amount of indemnity for any one occurrence or series of occurrences arising out of one event^[26]~~

£[]

6.7 and Schedule 1

Works insurance – Insurance Option applicable

Schedule 1:

~~* Insurance Option A applies~~

~~* Insurance Option B applies~~

* Insurance Option C applies

Percentage to cover professional fees

(If no other percentage is stated, it shall be 15 per cent.)

[] 15% per cent

~~Where Insurance Option A applies and cover is to be provided under the Contractor's annual policy (paragraph A.2), the annual renewal date is
(as supplied by the Contractor)~~

[]

Where Insurance Option C applies, paragraph C.1^[26]

(Unless otherwise stated, paragraph C.1 applies. If it is not to apply, state the reference number and date or other identifier of the replacement document(s).)

* applies

~~* is replaced by the provisions of the following document(s)~~

[]

~~(the 'C.1 Replacement Schedule')~~

6.10 and Schedule 1

Terrorism Cover – details of the required cover

(Unless otherwise stated, Pool Re Cover is required.)^[27]

~~[25] If the indemnity is to be for an aggregate amount and not for any one occurrence or series of occurrences, the entry should be amended to make this clear.~~

[26] **+++Now footnote [20]+++ Insurance Option C** is for use in the case of alterations of or extensions to Existing Structures. Under that option, the **Employer** is required to take out a Joint Names Policy for All Risks Insurance for the Works and also, if paragraph C.1 applies, a Joint Names Policy to insure the Existing Structures and their contents owned by it or for which it is responsible against loss or damage by the Specified Perils. Some Employers (e.g. tenants and some homeowners) may not be able readily to obtain the Joint Names cover required under paragraph C.1. Where that is the case, alternative arrangements and amendments will be necessary. See the Intermediate Building Contract Guide.

Where there are Existing Structures, it is vital that any prospective Employer which is not familiar with Insurance Option C – in particular any Employer which is a tenant or domestic homeowner – or an appropriate member of the Employer's professional team, should consult specialist insurance advisers prior to the tender stage. Any Employer which is a tenant should also consult its insuring landlord prior to that stage.

[27] **+++Now footnote [21]+++** Obtaining Terrorism Cover for the Works, which unless otherwise agreed is necessary in order to comply with the requirements of Insurance Option A, B or C, will involve an additional premium and in certain situations has been difficult to effect. If any difficulty might arise, there should be immediate pre-contract discussion between the Parties and their insurance advisers. See the Intermediate Building Contract Guide.

are set out in the following document(s)

[] Pool Re Cover

6.15

The Joint Fire Code

* ~~applies/~~does not apply^[28]

~~If the Joint Fire Code applies, state whether the insurer under Insurance Option A, B or C (paragraph C.2) has specified that the Works are a 'Large Project':~~

* ~~Yes/No~~^[28]

6.18

~~Joint Fire Code — amendments/revisions~~

~~(The cost shall be borne by the Contractor unless otherwise stated.)~~

~~The cost, if any, of compliance with amendment(s) or revision(s) to the Joint Fire Code shall be borne by~~

* ~~the Employer/the Contractor~~

6.19

Contractor's Designed Portion (CDP) Professional Indemnity insurance^[29]

Level of cover

(If an alternative is not selected the amount shall be the aggregate amount for any one period of insurance. A period of insurance for these purposes shall be one year unless otherwise stated.)

Amount of indemnity required

* is for any one claim or series of claims arising out of one event

* ~~is the aggregate amount for any one period of insurance~~

(If no amount is stated, insurance under clause 6.19 shall not be required.)

and is

£[] 5,000,000.00

Sub-limits within the overall level of cover

[]

Specific exclusions listed in the relevant schedule(s) (or other policy document(s)) to the relevant policy

[]

Expiry of required period of CDP Professional Indemnity insurance is

(If no period is selected, the expiry date shall be 6 years from the date of practical completion of the Works.)

* ~~6 years~~

* 12 years

* [] years
(not exceeding 12 years)

[28] +++Now footnote [22]+++ Where Insurance Option A applies these entries are made on information supplied by the Contractor.

[29] +++Now footnote [23]+++ See the Intermediate Building Contract Guide.

7.2.1

Performance bond or guarantee from bank or other approved surety^[30]

(If this entry is not completed or the required form is not specified, a performance bond or guarantee is not required.)

~~* is required/is not required~~

~~* is not required~~

The required form of the bond or guarantee is set out in

[]

Initial value

[] per cent of the Contract Sum

Period of validity — if not specified in the required form, the expiry date of the performance bond or guarantee is to be
(If no entry is selected, the date shall be the date of practical completion of the Works.)

~~* the date of practical completion of the Works~~

~~* 2 weeks after the date of expiry of the Rectification Period for the Works~~

~~* the date for issue of the certificate of making good for the Works under clause 2.34~~

Reduction in value — if not specified in the required form and if expiring later than the date of practical completion of the Works, the percentage reduction in the initial value on that date is
(If no other percentage is stated, it shall be 50 per cent.)

[] per cent

7.2.2

Guarantee from the Contractor's parent company

~~* is required/is not required~~

Parent company's name and registration number

[]SER Holdings LTD, Hunters Hall Farm, Epping Upland, Epping, Company Number
11091154

The required form of the guarantee is set out in

[]As appended to the Specification of Works

7.3

Collateral Warranties — details of the requirements for the grant by the Contractor and sub-contractors of P&T Rights, Funder Rights and/or (in the case of sub-contractors) Employer Rights in respect of the Works by collateral warranties ('Rights Particulars') are set out in the following document^[31]

(State reference number and date or other identifier of the relevant document.)

[]Collateral Warranties to be provided by each subcontractor or subconsultant appointed
by the contractor that has design responsibility

[30] **+++Now footnote [24]+++** If a performance bond is required, the identity of the issuer as well as the operative terms of the bond should be agreed prior to execution of the contract.

[31] **+++Now footnote [25]+++** The relevant Rights Particulars should identify the beneficiaries (by name, class or description) and the sub-contractors which are also required to grant rights by way of Collateral Warranties, state in those cases where the default provision is not to apply which alternative provision is to apply in its place and give any other details required to complete the terms of the warranties that are to be given. A Model Form for the Rights Particulars is included in the Intermediate Building Contract Guide and is also available on the JCT website www.jctltd.co.uk. Employers should be selective in identifying the sub-contractors (or categories of sub-contractor) from which collateral warranties may be required and should **not** include any Named Sub-Contractor since such matters are intended to be dealt with by the Intermediate Named Sub-Contractor/Employer Agreement ICSUB/NAM/E and not to be governed by the Intermediate Named Sub-Contract itself (ICSUB/NAM). Directions may be needed as to mode of execution of sub-contracts and/or collateral warranties by relevant sub-contractors. See also the Intermediate Building Contract Guide.

8.9.2

Period of suspension
(If none is stated, the period is 2 months.)

[] Two months

8.11.1.1 to 8.11.1.6

Period of suspension
(If none is stated, the period is 2 months.)

[] Two months

9.1

Notification and negotiation of disputes

The respective nominees of the Parties are

Employer's nominee

[] Richard Smith

Contractor's nominee

[] Costin Serban

or such replacement as each Party may notify to the other from time to time

9.3.1

Adjudication^[32]

The Adjudicator is [] The Chairman/Vice Chairman

Nominating body – where no Adjudicator is named or where the named Adjudicator is unwilling or unable to act (whenever that is established) the nominating body is
(Delete all but one of the asterisked choices. If the body is to be other than one of those listed, insert the name here.)
(If a body has not been selected from those listed below or another body chosen and inserted, the nominating body shall be one of the bodies listed below selected by the Party requiring the reference to adjudication.)

- * ~~Royal Institute of British Architects~~
- * The Royal Institution of Chartered Surveyors
- * ~~constructionadjudicators.com^[33]~~
- * ~~Chartered Institute of Arbitrators~~
- * []

9.5.1

Arbitration^[34]: appointor of Arbitrator (and of any replacement) – the appointor is
(Delete all but one of the asterisked choices. If the body is to be other than one of those listed, insert the name here.)
(If no body is selected from those listed below or another body chosen and inserted, the appointor shall be the President or

[32] +++Now footnote [26]+++ The Parties should either name the Adjudicator and select the nominating body or, alternatively, select only the nominating body.
The Adjudication Agreement (Adj) and the Adjudication Agreement (Named Adjudicator) (Adj/N) have been prepared by JCT for use when appointing an Adjudicator.

[33] —constructionadjudicators.com is a trading name of Contractors Legal Grp Ltd.

[34] +++Now footnote [27]+++ This only applies where the Contract Particulars state (against the reference to Article 9) that Article 9 and clauses 9.4 to 9.9 (Arbitration) apply.

a Vice-President of the body listed below selected by the Party serving the first notice of arbitration under clause 9.5. For any subsequently served notice of arbitration from any Party under clause 9.5, the appointor shall be the President or a Vice-President of the same body that was selected for the first notice of arbitration.)

President or a Vice-President:

- * ~~Royal Institute of British Architects~~
- * The Royal Institution of Chartered Surveyors
- * ~~Chartered Institute of Arbitrators~~
- *

Attestation

Note on Execution

This Agreement should be executed by both the Employer and the Contractor either under hand or as a deed. As to factors relevant to that choice, see the Intermediate Building Contract Guide.

Execution under hand

If this Agreement is to be executed under hand, use the form set out on the following page. Each Party or its authorised representative should sign where indicated in the presence of a witness who should then sign and set out their name and address.

Execution as a Deed

If this Agreement is to be executed as a deed, each Party should use the relevant form marked 'Execution as a Deed' in accordance with the notes provided.

Other forms of Attestation

In cases where the forms of attestation set out are not appropriate, e.g. in the case of certain housing associations and partnerships or if a Party wishes an attorney to execute this Agreement on its behalf, the appropriate form(s) may be inserted in the vacant space opposite and/or below.

Electronic execution

In 2019, the Law Commission published a report on "Electronic execution of documents" to assist in clarifying the legal status of electronic signatures. It reached the general conclusion that: "An electronic signature is capable in law of being used to validly execute a document (including a deed) provided that (i) the person signing the document intends to authenticate the document and (ii) any formalities relating to execution of that document are satisfied."^[35] The practice of electronic execution has been growing in recent years and JCT understands that this is now commonplace. E-signature platforms are understood to be widely available, but JCT does not endorse any particular software company.

[35] +++Now footnote [28]+++ See Statement of Law paragraph (1) at page 2 of the report. The full text of the report is available at www.lawcom.gov.uk/project/electronic-execution-of-documents.

Execution under hand

As witness

the hands of the Parties
or their duly authorised representatives

Signed by or on behalf of
the Employer

in the presence of:

witness' signature

witness's name

witness's address

Signed by or on behalf of
the Contractor

in the presence of:

witness' signature

witness's name

witness's address

Notes on Execution as a Deed

- 1 For the purposes of execution as a deed, two forms are provided for execution, one for the Employer and the other for the Contractor. Each form provides four methods of execution, **(A)** to **(D)**, for use as appropriate. The full name of the Employer or Contractor (whether an individual, a company or other body) should be inserted where indicated at the commencement of the relevant form. This applies irrespective of the method used.
- 2 For public and private companies incorporated and registered under the Companies Acts, the three principal methods of execution as a deed are:
 - (A)** through signature by a Director and the Company Secretary or by two Directors;
 - (B)** by affixing the company's common seal in the presence of a Director and the *Company* Secretary or of two Directors or other duly authorised officers; or
 - (C)** signature by a single Director in the presence of a witness who attests the signature.

Methods **(A)** and **(C)** are available to public and private companies whether or not they have a common seal. (Method **(C)** was introduced by section 44(2)(b) of the Companies Act 2006.) Methods **(A)** and **(C)** are not available under companies legislation to local authorities or to certain other bodies corporate, e.g. bodies incorporated by letters patent or private Act of Parliament that are not registered under companies legislation and such bodies may only use method **(B)**.
- 3 Where method **(A)** is being used, delete the inappropriate words and insert in the spaces indicated the names of the two Directors, or of the Director and the Company Secretary, who are to sign.
- 4 If method **(B)** (affixing the common seal) is adopted in cases where either or both the authorised officers attesting its affixation are not themselves a Director or the *Company* Secretary, their respective office(s) should be substituted for the reference(s) to Director and/or to *Company* Secretary/Director. (In the case of execution by bodies that are not companies, the reference to "*Company*" under the second signature should be deleted where appropriate.)
- 5 Method **(C)** (execution by a single Director) has been introduced primarily, but not exclusively, for 'single officer' companies. The Director should sign where indicated in the presence of a witness who should then sign and set out their name and address.
- 6 Where the Employer or Contractor is an individual, they should use method **(D)** and sign where indicated in the presence of a witness who should then sign and set out their name and address.

Execution as a Deed

Executed as a Deed by the Employer

namely ¹ Industrial Dwellings Society

(A) acting by a Director and the Company Secretary/two Directors **of the company** ^{2,3}

(Print name of signatory)

Signature Director

and

(Print name of signatory)

Signature Company Secretary/Director

~~(B) — by affixing hereto the common seal of the company/other body corporate~~ ^{2,4}

~~in the presence of~~

~~Signature~~ _____ ~~Director~~

~~Signature~~ _____ ~~Company Secretary/Director~~

~~[Common seal of company]~~

~~(C) — by attested signature of a single Director of the company~~ ^{2,5}

~~Signature~~ _____ ~~Director~~

~~in the presence of~~

~~Witness' signature~~ _____ ~~(Print name)~~ _____

~~Witness's address~~ _____

~~(D) — by attested signature of the individual~~ ⁶

~~Signature~~ _____

~~in the presence of~~

~~Witness' signature~~ _____ ~~(Print name)~~ _____

~~Witness's address~~ _____

Note: The numbers on this page refer to the numbered paragraphs in the Notes on Execution as a Deed.

Execution as a Deed

Executed as a Deed by the Contractor

namely ¹ SER Contractor Ltd

(A) acting by a Director and the Company Secretary/two Directors **of the company** ^{2, 3}

(Print name of signatory)

Signature _____ Director

and

(Print name of signatory)

<i>Signature</i>	Company Secretary/Director

~~(B) — by affixing hereto the common seal of the company/other body corporate~~^{2,4}

~~in the presence of~~

Signature _____ Director _____

~~Signature~~ ~~Company Secretary/Director~~

~~[Common seal of company]~~

~~(C) by attested signature of a single Director of the company~~²⁻⁵

Signature _____ Director

~~in the presence of~~

Witness' signature (Print name)

Witness's address

~~(D) by attested signature of the individual⁶~~

Signature

~~in the presence of~~

Witness' signature (Print name)

Witness's address _____

Note: The numbers on this page refer to the numbered paragraphs in the Notes on Execution as a Deed.

Conditions

Section 1 Definitions and Interpretation

Definitions

1.1 Definitions

Unless the context otherwise requires or the Agreement or these Conditions specifically provide otherwise, the following words and phrases, where they appear in capitalised form in the Agreement or these Conditions, shall have the meanings stated or referred to below:

Activity Schedule: see the **Fifth Recital**.

Adjudicator: an individual appointed under **clause 9.3** as the Adjudicator.

Agreement: the Agreement to which these Conditions are annexed, including its Recitals, Articles and Contract Particulars.

All Risks Insurance: see **clause 6.8**.

Approximate Quantity: a quantity in any Contract Bills there identified as an approximate quantity.

Arbitrator: an individual appointed under **clause 9.5** as the Arbitrator.

Architect/Contract Administrator: the person named in **Article 4** or any successor nominated or otherwise agreed under **clause 3.4**.

Article: an article in the **Agreement**.

Base Date: the date stated as such date in the **Contract Particulars** (against the reference to **clause 1.1**)^[36].

BIM Protocol: (where applicable) the document identified as such in the **Contract Particulars** (against the reference to **clause 1.1**).

Building Regulations: the Building Regulations 2010.

Business Day: any day which is not a Saturday, a Sunday or a Public Holiday.

C.1 Replacement Schedule: (where applicable) the insurance schedule and/or other documents identified as such in the **Contract Particulars** (against the reference to **clause 6.7** and **Schedule 1**).

CDM Regulations: the Construction (Design and Management) Regulations 2015.

CDP Analysis: see the **Sixth Recital** and the **Contract Particulars**.

CDP Works: that part of the Works comprised in the Contractor's Designed Portion.

Completion Date: the Date for Completion of the Works or of a Section as stated in the **Contract Particulars** or such other date as is fixed under **clause 2.19**.

Conditions: the clauses set out in sections 1 to 9 of these Conditions, together with and including the Schedules hereto.

[36] **+++Now footnote [29]+++** The Base Date is relevant (inter alia) to clause 2.15.2.1 (changes in Statutory Requirements) and the JCT Fluctuations Option and it helps to determine the edition/issue and/or version of documents relevant to this Contract, e.g. the Measurement Rules and definitions of the prime cost of daywork (clause 5.4).

Construction Industry Scheme (or 'CIS'): see the **Eighth Recital**.

Construction Phase Plan: the plan referred to in regulation 2 of the CDM Regulations, including any updates and revisions.

Consultants: see **clause 7.3.2**.

Contract Bills: (where Pricing Option A applies and Bills of Quantities form the Priced Document) those bills as priced by the Contractor (see the **Fourth** and **Fifth Recitals**).

Contract Documents: the Agreement, these Conditions, the Contract Drawings, the Employer's Requirements, the Contractor's Proposals and the CDP Analysis, together with:

(where applicable) the BIM Protocol;

(where Pricing Option A applies) the Priced Document or (where Pricing Option B applies) the Specification; and

any Invitation to Tender and Tender to and by a Named Sub-Contractor in forms ICSUB/NAM/IT and ICSUB/NAM/T as referred to in the Fourth Recital.

Contract Drawings: the drawings referred to in the **Third Recital**.

Contract Particulars: the particulars in the **Agreement** and there described as such, including the entries made by the Parties.

Contract Sum: the sum stated in **Article 2**.

Contract Sum Analysis: see the **Fifth Recital**.

Contractor: the person named as Contractor in the **Agreement**.

Contractor's Design Documents: the drawings, details and specifications of materials, goods and workmanship and other related documents and information prepared by or for the Contractor in relation to the Contractor's Designed Portion (including such as are contained in the Contractor's Proposals or referred to in clause 2.10.2), together, where applicable, with any other design documents or information to be provided by the Contractor under the BIM Protocol.

Contractor's Designed Portion: see the **Second Recital**.

Contractor's Persons: the Contractor's employees and agents, all other persons employed or engaged on or in connection with the Works or any part of them and any other person properly on the site in connection therewith, excluding the Architect/Contract Administrator, the Quantity Surveyor, the Employer, Employer's Persons and any Statutory Provider.

Contractor's Proposals: see the **Sixth Recital** and the **Contract Particulars**.

Date for Completion: the date stated as such date in the **Contract Particulars** (against the reference to **clause 1.1**) in relation to the Works or a Section.

Date of Possession: the date stated as such date in the **Contract Particulars** (against the reference to **clause 2.4**) in relation to the Works or a Section.

Design Submission Procedure: such procedure as is specified by the BIM Protocol or, where that is not applicable, the procedure set out in **Schedule 5**, subject to any modifications of that procedure specified in the Contract Documents.

Employer: the person named as Employer in the **Agreement**.

Employer Rights: any rights in favour of the Employer to be granted by sub-contractors in accordance with the Rights Particulars, by way of JCT collateral warranty SCWa/E.

Employer's Persons: all persons employed, engaged or authorised by the Employer, excluding the Contractor, Contractor's Persons, the Architect/Contract Administrator, the Quantity Surveyor and any Statutory Provider.

Employer's Requirements: see the **Fourth Recital** and the **Contract Particulars**.

Excepted Risks: see **clause 6.8**.

Existing Structures: any and all existing structures within which the Works or part of them are to be executed or to which they are to form an extension, together with any Section for which a Section Completion Certificate has been issued and, as from the Relevant Date, any Relevant Part taken into possession under clause 2.25.

Final Certificate: see **clauses 1.9** and **4.21**.

Finance Agreement: the agreement between the Funder and the Employer for the provision of finance for the Works.

Fluctuations Provision: the provision (if any) specified by the **Contract Particulars** (against the reference to **clauses 4.3** and **4.9**).

Funder: the person named or otherwise sufficiently identified as such (whether by class or description) in or by the Rights Particulars.

Funder Rights: the rights in favour of the Funder to be granted by the Contractor by JCT collateral warranty CWA/F or those to be granted by sub-contractors in accordance with the Rights Particulars.

Information Release Schedule: the schedule referred to in the **Ninth Recital**.

Insolvent: see **clause 8.1**.

Insurance Options A, B and C: the provisions relating to insurance of the Works and (where applicable) Existing Structures set out in **Schedule 1**.

Interest Rate: a rate 5% per annum above the official bank rate of the Bank of England current at the date that a payment due under this Contract becomes overdue.

Interim Certificate: any of the certificates to which **clause 4.8.2** refers.

Interim Valuation Date: each date as specified by the **Contract Particulars** (against the reference to **clause 4.8.1**).

Joint Fire Code: the Joint Code of Practice on the Protection from Fire of Construction Sites and Buildings Undergoing Renovation, published by Construction Industry Publications Ltd and the Fire Protection Association, current at the Base Date.

Joint Names Policy: see **clause 6.8**.

Listed Items: materials, goods and/or items prefabricated for inclusion in the Works which are listed as such items by the Employer in a list supplied to the Contractor and annexed (where Pricing Option A applies) to the Priced Document or (where Pricing Option B applies) to the Specification.

Local or Public Authority: a body that is a 'contracting authority' as defined by the PC Regulations.

Measurement Rules: the RICS New Rules of Measurement – Detailed Measurement for Building Works (NRM2), in the form published at the Base Date, unless otherwise stated in the Contract Documents.

Named Sub-Contract Conditions: Intermediate Named Sub-Contract Conditions ICSUB/NAM/C (as incorporated by reference in an Intermediate Named Sub-Contract Agreement ICSUB/NAM/A).

Named Sub-Contractor: see the **Fourth Recital** and **clause 3.7**.

P&T Rights: the rights in favour of a Purchaser or Tenant to be granted by the Contractor by JCT collateral warranty CWA/P&T or those to be granted by sub-contractors in accordance with the Rights Particulars.

Parties: the Employer and the Contractor together.

Party: either the Employer or the Contractor.

Pay Less Notice: see **clauses 4.12.5, 4.13.1, 8.13.3** and **8.13.5**.

Payment Application: see **clause 4.11.1**.

Payment Certificate: an Interim Certificate or the Final Certificate.

Payment Notice: see **clause 4.11.2**.

PC Regulations: the Public Contracts Regulations 2015.

Practical Completion Certificate: see **clause 2.21**.

Priced Document: see the **Fifth Recital**.

Pricing Options A and B: see the **Fifth Recital**.

Principal Contractor: the Contractor or other contractor named in **Article 6** or **Article 7** or any successor appointed by the Employer.

Principal Designer: the Architect/Contract Administrator or other person named in **Article 6** or **Article 7** or any successor appointed by the Employer.

Provisional Sum: where the Contract Documents include Contract Bills, includes a sum provided in such bills for work, whether or not identified as being for defined or undefined work within the meaning of paragraph 2.9.1 of the Measurement Rules; and

where the Contract Documents do not include Contract Bills, includes a sum provided for work that the Employer may or may not decide to have carried out, or which cannot be accurately specified in the Contract Documents.

Public Holiday: Christmas Day, Good Friday or a day which under the Banking and Financial Dealings Act 1971 is a bank holiday.^[37]

Purchaser: any person named or otherwise sufficiently identified as such (whether by class or description) in or by the Rights Particulars to which the Employer transfers or agrees to transfer its interest in all or part of the Works.

Quantity Surveyor: the person named in **Article 5** or any successor nominated or otherwise agreed under **clause 3.4**.

Recitals: the recitals in the **Agreement**.

Rectification Period: the period stated as such period in the **Contract Particulars** (against the reference to **clause 2.30**) in relation to the Works or (where applicable) a Section.

Relevant Date: see **clause 2.25**.

Relevant Event: see **clause 2.20**.

Relevant Matter: see **clause 4.17**.

Relevant Part: see **clause 2.25**.

Rights Particulars: see **clause 7.3** and the **Contract Particulars** for that clause.

Schedule of Rates: see the **Fifth Recital**.

Scheme: Part 1 of the Schedule to The Scheme for Construction Contracts (England and Wales) Regulations 1998.

Sections: (where applicable) the Sections into which the Works have been divided, as referred to in the **Eleventh Recital** and the **Contract Particulars**.

Section Completion Certificate: see **clause 2.21.2**.

Section Sum: see **clause 2.29** and the **Contract Particulars**.

Site Materials: all unfixed materials and goods delivered to and placed on or adjacent to the Works which are intended for incorporation therein.

Specification: where applicable under Pricing Option A, the specification as priced and, where Pricing Option B applies, the unpriced specification. (See the **Fourth** and **Fifth Recitals**.)

Specified Perils: see **clause 6.8**.

Statutory Provider: any person executing work solely in pursuance of its statutory obligations,

[37] **+++Now footnote [30]+++** Amend as necessary if different Public Holidays are applicable.

including any persons employed, engaged or authorised by such person upon or in connection with that work.

Statutory Requirements: any statute, statutory instrument, regulation, rule or order made under any statute or directive having the force of law which affects the Works or performance of any obligations under this Contract and any regulation or bye-law of any person which has any jurisdiction with regard to the Works or with whose systems the Works are, or are to be, connected.

Tenant: any person named or otherwise sufficiently identified as such (whether by class or description) in or by the Rights Particulars to which the Employer grants or agrees to grant a leasehold interest in all or part of the Works.

Termination Payment: a payment to which **clauses 8.7.6, 8.8.3, 8.12.5 and 8.13** refer.

Terrorism Cover: see **clause 6.8**.

Valuation: a valuation by the Quantity Surveyor in accordance with the Valuation Rules, pursuant to **clause 5.2**.

Valuation Rules: see **clauses 5.3 to 5.7**.

Variation: see **clause 5.1**.

VAT: Value Added Tax.

Works: the works briefly described in the **First and Second Recitals**, as more particularly shown, described or referred to in the Contract Documents, including any changes made to those works in accordance with this Contract.

Works Insurance Policy: the Joint Names Policy or policies covering the Works and Site Materials to be effected and maintained under whichever of Insurance Options A, B or C applies under this Contract.

Work Schedules: where applicable under Pricing Option A, the work schedules as priced (see the **Fourth and Fifth Recitals**).

Interpretation

1.2 Reference to clauses etc.

Unless otherwise stated, a reference in the Agreement or in these Conditions to a clause or Schedule is to that clause in or Schedule to these Conditions and, unless the context otherwise requires, a reference in a Schedule to a paragraph is to that paragraph of that Schedule.

1.3 Agreement etc. to be read as a whole

The Agreement and these Conditions are to be read as a whole. Nothing contained in any other Contract Document or any Framework Agreement, irrespective of their terms, shall override or modify the Agreement or these Conditions.

1.4 Headings, references to persons, legislation etc.

In the Agreement and these Conditions, unless the context otherwise requires:

- 1.4.1 the headings, notes and footnotes are included for convenience only and shall not affect the interpretation of this Contract;
- 1.4.2 the singular includes the plural and vice versa;
- 1.4.3 a gender includes any other gender;
- 1.4.4 a reference to a 'person' includes any individual, firm, partnership, company and any other body corporate;
- 1.4.5 a reference to a statute, statutory instrument or other subordinate legislation ('legislation') is to such legislation as amended and in force from time to time, including any legislation which re-enacts or consolidates it, with or without modification, and including corresponding legislation in any other relevant part of the United Kingdom; and

- 1.4.6 references to documents shall, where there is a BIM Protocol or other protocol relating to the supply of documents or information, be deemed to include information in a form or medium conforming to that protocol.

1.5 Reckoning periods of days

Where under this Contract an act is required to be done within a specified period of days after or from a specified date, the period shall begin immediately after that date. Where the period would include a day which is a Public Holiday that day shall be excluded.

1.6 Contracts (Rights of Third Parties) Act 1999

Notwithstanding any other provision of this Contract, nothing in this Contract confers or is intended to confer any right to enforce any of its terms on any person which is not a party to it.

1.7 Notices and other communications

- 1.7.1 Any notice or other communication between the Parties, or by or to the Architect/Contract Administrator or Quantity Surveyor, that is expressly referred to in the Agreement or these Conditions (including, without limitation, each application, approval, consent, confirmation, counter-notice, decision, instruction or other notification) shall be in writing.
- 1.7.2 Subject to clause 1.7.4, each such notice or other communication and any documents to be supplied may or (where so required) shall be sent or transmitted by the means (electronic or otherwise) and in such format as the Parties have agreed or may from time to time agree in writing for the purposes of this Contract.^[38]
- 1.7.3 Subject to clauses 1.7.2 and 1.7.4, any notice, communication or document may be given or served by any effective means and shall be duly given or served if:
- 1.7.3.1 delivered by hand or sent by pre-paid post to the recipient's address stated in the Contract Particulars against clause 1.7.3, or to such other address as the recipient may from time to time notify to the sender, or if no such address is then current, the recipient's last known principal business address or (where a body corporate) its registered or principal office; or
- 1.7.3.2 sent by email to the recipient's email address stated in the Contract Particulars against clause 1.7.3, or to such other email address as the recipient may from time to time notify to the sender.
- 1.7.4 Any notice expressly required by this Contract to be given in accordance with this clause 1.7.4:
- 1.7.4.1 shall be delivered by hand or sent by Signed For 1st class or Special Delivery Guaranteed post (or any method of posting as has replaced either method and is then current) and, where sent by post in that manner, shall be deemed to have been received on the second Business Day after the date of posting; or
- 1.7.4.2 (where clause 1.7.4.2 is stated in the Contract Particulars to apply) shall be sent by email to the recipient's email address stated in the Contract Particulars against clause 1.7.4.2, or to such other email address as the recipient may from time to time notify to the sender (provided that such notification states that it is a notice of change under this clause 1.7.4.2), and shall be deemed to have been received on the next Business Day after the day on which it was sent.
- 1.7.5 If in an emergency any communication is made orally with respect to health and safety, risk of damage to property or insurance matters, written confirmation of it shall be sent as soon thereafter as is reasonably practicable.

1.8 Issue of Architect/Contract Administrator's certificates

Each certificate to be issued by the Architect/Contract Administrator under these Conditions shall be issued to the Employer and the Contractor at the same time.

[38] +++Now footnote [31]+++ In cases where there is no BIM Protocol, the Parties should agree a communications protocol on or before entering into the Contract, or as soon thereafter as is practicable. See the Intermediate Building Contract Guide.

1.9 Effect of Final Certificate

- 1.9.1 Subject to clause 1.9.2 (and save in respect of fraud), the Final Certificate shall have effect in any proceedings under or arising out of or in connection with this Contract (whether by adjudication, arbitration or legal proceedings) as conclusive evidence that:
- 1.9.1.1 where and to the extent that any particular quality of any materials or goods or any particular standard of an item of workmanship was expressly described in the Contract Documents, in any instruction issued by the Architect/Contract Administrator under these Conditions or in any drawings or details issued by the Architect/Contract Administrator under clause 2.9 or 2.10, to be for the Architect/Contract Administrator's approval, the particular quality or standard was to the Architect/Contract Administrator's reasonable satisfaction, but the Final Certificate shall not be conclusive evidence that they or any other materials, goods or workmanship comply with any other requirement or term of this Contract;
 - 1.9.1.2 necessary effect has been given to all the terms of this Contract that require an adjustment to be made to the Contract Sum save where there has been an erroneous inclusion or exclusion of any item or an arithmetical error in any computation, in which event the Final Certificate shall have effect as conclusive evidence as to all other computations;
 - 1.9.1.3 all and only such extensions of time, if any, as are due under clause 2.19 have been given; and
 - 1.9.1.4 the reimbursement of direct loss and/or expense, if any, due to the Contractor as agreed, ascertained or valued in accordance with these Conditions is in final settlement of all and any claims which the Contractor has or may have arising out of the occurrence of any Relevant Matters, whether such claim be for breach of contract, duty of care, statutory duty or otherwise.
- 1.9.2 The effects of the Final Certificate specified in clause 1.9.1 shall be suspended pending the conclusion of any adjudication, arbitration or other proceedings, and shall thereafter be subject to the terms of any decision, award or judgment in and any settlement of those proceedings:
- 1.9.2.1 where those proceedings are commenced before or within 28 days after the date of issue of the Final Certificate; or
 - 1.9.2.2 in the case of an adjudication commenced within the period referred to in clause 1.9.2.1 in which the Adjudicator gives their decision after the date of issue of the Final Certificate, where arbitration or legal proceedings to determine the dispute or difference in question are commenced within 28 days of the date of that decision
- but not otherwise.
- 1.9.3 For the purposes of clause 1.9.2 any proceedings shall be treated as concluded if during any period of 12 months commencing on or after the issue of the Final Certificate neither Party takes a further step in them.

1.10 Effect of certificates other than Final Certificate

Save as stated in clause 1.9 no certificate of the Architect/Contract Administrator shall of itself be conclusive evidence that any works, any materials or goods to which the certificate relates are in accordance with this Contract.

1.11 Consents and approvals

- 1.11.1 Where consent or approval of either Party or the Architect/Contract Administrator is expressly required under these Conditions and is requested, then, except as provided in clause 1.11.2, such consent or approval shall not be unreasonably delayed or withheld.
- 1.11.2 In the following cases the giving of consent or approval shall be at the sole discretion of the Party from which it is sought and clause 1.11.1 shall not apply, namely the Employer's consent under clause 2.9 or 2.30 and either Party's consent under clause 7.1.

1.12 Applicable law

This Contract shall be governed by and construed in accordance with the law of England.^[39]

[39] **+++Now footnote [32]+++** Where the Parties do not wish the law applicable to this Contract to be the law of England appropriate amendments should be made.

Section 2 Carrying out the Works

Contractor's Obligations

2.1 General obligations^[40]

- 2.1.1 The Contractor shall carry out and complete the Works in a proper and workmanlike manner and in compliance with the Contract Documents, the Construction Phase Plan and Statutory Requirements, and shall give all notices required by the Statutory Requirements.
- 2.1.2 The Contractor is encouraged to suggest economically viable amendments to the Works which, if instructed as a Variation, may result in an improvement in environmental performance and sustainability in the carrying out of the Works or of the completed Works and a reduction in environmental impact, provided that no such instruction shall extend the Contractor's obligations in relation to design under this Contract.
- 2.1.3 In relation to the Contractor's Designed Portion, the Contractor shall:
 - 2.1.3.1 complete the design for the Contractor's Designed Portion, including the selection of any specifications for the kinds and standards of the materials, goods and workmanship to be used in the CDP Works, so far as not described or stated in the Employer's Requirements or the Contractor's Proposals;
 - 2.1.3.2 comply with the Architect/Contract Administrator's directions for the integration of the design of the Contractor's Designed Portion with the design of the Works as a whole, subject to the provisions of clause 3.8.2; and
 - 2.1.3.3 in complying with this clause 2.1, comply with regulations 8 to 10 of the CDM Regulations and regulations 11F, 11J(2), 11J(4) and 11K of the Building Regulations.

2.2 Materials, goods and workmanship

- 2.2.1 The Contractor shall provide to the Employer all information that the Employer reasonably requests regarding the environmental impact of the supply and use of materials and goods which the Contractor selects.
- 2.2.2 Insofar as the quality of materials or goods or standards of workmanship are stated to be a matter for the Architect/Contract Administrator's approval, such quality and standards shall be to the Architect/Contract Administrator's reasonable satisfaction. To the extent that the quality of materials and goods or standards of workmanship are neither described in the Contract Documents nor stated to be a matter for such approval or satisfaction, they shall in the case of the Contractor's Designed Portion be of a standard appropriate to it and shall in any other case be of a standard appropriate to the Works.
- 2.2.3 The Contractor shall take all reasonable steps to encourage Contractor's Persons to be registered cardholders under the [Construction Skills Certification Scheme](#) (CSCS) or qualified under an equivalent recognised qualification scheme.

2.3 Fees and charges

The Contractor shall pay all fees and charges in respect of the Works legally recoverable from it. The amount of any such fees or charges (including any rates or taxes other than VAT) shall be added to the Contract Sum unless they are required by the Priced Document or Specification to have been included in the Contract Sum or relate solely to the Contractor's Designed Portion.

[40] **+++Now footnote [33]+++** The Parties may wish to agree an overall cap on the Contractor's liabilities. See the Intermediate Building Contract Guide which provides guidance regarding the use of such a cap including a model provision.

Possession

2.4 Date of Possession – progress

On the Date of Possession possession of the site or, in the case of a Section, possession of the relevant part of the site shall be given to the Contractor and the Contractor shall thereupon begin the construction of the Works or Section and regularly and diligently proceed with and complete the same on or before the relevant Completion Date. For Works insurance purposes the Contractor shall retain possession:

2.4.1 of the site and the Works up to and including the date of issue of the Practical Completion Certificate; or

2.4.2 of each Section and the relevant part of the site up to and including the date of issue of the Section Completion Certificate for that Section and, in respect of any balance of the site, up to and including the date of issue of the Practical Completion Certificate

and, subject to clause 2.25 and section 8, the Employer shall not be entitled to take possession of any part or parts of the Works or Section until such date.

2.5 Deferment of possession

If the Contract Particulars state that clause 2.5 applies in respect of the Works or a Section, the Employer may defer the giving of possession of the site or relevant part of it for a period not exceeding 6 weeks or lesser period stated in the Contract Particulars, calculated from the relevant Date of Possession.

2.6 Early use by Employer

2.6.1 Notwithstanding clause 2.4, the Employer may, with the Contractor's consent, use or occupy the site or the Works or part of them, whether for storage or otherwise, before the date of issue of the Practical Completion Certificate or relevant Section Completion Certificate. Before the Contractor gives its consent to such use or occupation, the Party responsible for the Works Insurance Policy and/or, where there are Existing Structures, for any insurance cover relating to them shall notify the insurers and obtain confirmation that such use or occupation will not prejudice the insurance.

2.6.2 Where Insurance Option A applies and/or the Contractor is to cover its own or any other risks in relation to any Existing Structures and any insurers' confirmation is conditional on an additional premium being paid, the Contractor shall notify the Employer of the amount of such additional premium. If the Employer continues to require such use or occupation, any additional premium shall be added to the Contract Sum and the Contractor shall if requested produce the receipt for it to the Employer.

2.7 Work not forming part of the Contract

In regard to any work not forming part of this Contract which the Employer requires to be carried out by the Employer itself or by any Employer's Person:

2.7.1 where the Contract Documents provide the information necessary to enable the Contractor to carry out and complete the Works or each relevant Section in accordance with this Contract, the Contractor shall permit the execution of such work;

2.7.2 where the Contract Documents do not provide the information referred to in clause 2.7.1, the Employer may with the Contractor's consent arrange for the execution of that work.

Supply of Documents, Setting Out etc.

2.8 Contract Documents

2.8.1 The Contract Documents and (where Pricing Option B applies) the Priced Document shall remain in the custody of the Employer and shall be available at all reasonable times for inspection by the Contractor.

2.8.2 Immediately after the execution of this Contract the Architect/Contract Administrator, without charge to the Contractor, shall (unless previously provided or unless the BIM Protocol or other communications protocol requires otherwise) provide the Contractor with:

2.8.2.1 one copy, certified on behalf of the Employer, of the Contract Documents; and

2.8.2.2 two further copies of the Contract Drawings and the Contract Bills/Specification/Work Schedules.

2.8.3 None of the documents referred to in this clause 2.8 that are provided to the Contractor shall be used by it for any purpose other than this Contract, and (subject only to clause 2.8.4) the Employer, the Architect/Contract Administrator and the Quantity Surveyor shall not divulge or use except for the purposes of this Contract any of the rates or prices in the Priced Document.

2.8.4 Where the Employer is a Local or Public Authority or other body of the type mentioned in Supplemental Provision 4, its obligations of confidentiality shall be subject to that Supplemental Provision.

2.9 Levels and setting out of the Works

The Architect/Contract Administrator shall determine any levels required for the execution of the Works and, subject to clause 2.10.2.2, shall provide the Contractor by way of accurately dimensioned drawings with such information as shall enable the Contractor to set out the Works. The Contractor shall be responsible for, and shall at no cost to the Employer amend, any errors arising from its own inaccurate setting out. With the Employer's consent, the Architect/Contract Administrator may instruct that such errors shall not be amended and an appropriate deduction may be made from the Contract Sum for those that are not required to be amended.

2.10 Construction information

2.10.1 Unless prevented by an act or default of the Contractor or any Contractor's Person, the Architect/Contract Administrator shall ensure that the information referred to in the Information Release Schedule is released at the time stated in that schedule. The Employer and Contractor may agree to vary any such time, such agreement not to be unreasonably withheld.

2.10.2 In relation to the CDP Works, the Contractor, in addition to complying with clause 2.1, shall as and when necessary from time to time and without charge provide the Architect/Contract Administrator with such Contractor's Design Documents as are reasonably necessary to explain or amplify the Contractor's Proposals, including:

2.10.2.1 such related calculations and information as may be requested; and

2.10.2.2 all levels and setting out dimensions which the Contractor prepares or uses for the purposes of carrying out and completing the Contractor's Designed Portion.

2.10.3 The Contractor's Design Documents to be provided pursuant to clause 2.10.2 shall be submitted to the Architect/Contract Administrator in accordance with the Design Submission Procedure and the Contractor shall not commence any work to which such a document relates before that procedure has been complied with.

2.11 Further drawings, details and instructions

2.11.1 Where not included in the Information Release Schedule, the Architect/Contract Administrator shall from time to time, without charge to the Contractor, provide the Contractor with such further drawings or details as are reasonably necessary to explain and amplify the Contract Drawings and shall issue such instructions (including those for or in regard to the expenditure of Provisional Sums) as are necessary to enable the Contractor to carry out and complete the Works in accordance with this Contract.

2.11.2 The further drawings, details and instructions shall be provided or given at the time the Contractor reasonably requires them, having regard to the progress of the Works, or, if in the Architect/Contract Administrator's opinion practical completion of the Works or relevant Section is likely to be achieved before the relevant Completion Date, having regard to that Completion Date.

2.11.3 Where the Contractor has reason to believe that the Architect/Contract Administrator is not aware of the time by which the Contractor needs to receive such further drawings, details or instructions, the Contractor shall, so far as reasonably practicable, give such advance notice to the Architect/Contract Administrator as should enable the Architect/Contract Administrator to comply with that requirement.

Errors, Inconsistencies and Divergences

2.12 Bills of Quantities

- 2.12.1 Where there are Contract Bills, then, unless in respect of any specified item or items it is otherwise specifically stated in them, those bills are to have been prepared in accordance with the Measurement Rules.
- 2.12.2 If in the Contract Bills there is any unstated departure from the method of preparation referred to in clause 2.12.1 or any error in description or in quantity or any omission of items (including any error in or omission of information in any item which is the subject of a Provisional Sum for defined work), the departure, error or omission shall be corrected. Where the description of a Provisional Sum for defined work does not provide the information required by the Measurement Rules, the description shall be corrected so that it does provide that information.

2.13 Instructions on errors, omissions and inconsistencies

- 2.13.1 The Architect/Contract Administrator shall issue instructions in regard to any such departure, error or omission as is referred to in clause 2.12 and in relation to any error in description or quantity, any omission or any inconsistency in or between any of the following, namely:
- 2.13.1.1 the Contract Documents;
 - 2.13.1.2 any instruction issued by the Architect/Contract Administrator under these Conditions;
 - 2.13.1.3 any drawings or documents issued by the Architect/Contract Administrator under any of clauses 2.9 to 2.11; and
 - 2.13.1.4 the Contractor's Design Documents.
- 2.13.2 No such departure, error, omission or inconsistency shall vitiate this Contract.
- 2.13.3 If the Contractor becomes aware of any such departure, error, omission or inconsistency as is referred to in clause 2.12 or 2.13.1:
- 2.13.3.1 it shall immediately give notice to the Architect/Contract Administrator with appropriate details; and
 - 2.13.3.2 in the case of an inconsistency within the Employer's Requirements that is not dealt with in the Contractor's Proposals in a manner consistent with Statutory Requirements or in the case of an inconsistency within or between the Contractor's Proposals and/or other Contractor's Design Documents, it shall as soon as practicable after discovery of the inconsistency make proposals for the necessary amendments.
- 2.13.4 Where an inconsistency within the Employer's Requirements is dealt with in the Contractor's Proposals in a manner consistent with Statutory Requirements, the Contractor's Proposals shall prevail.

2.14 Instructions – additions to Contract Sum, exceptions

Where instructions under clause 2.13.1 vary the quality or quantity of work included in the Contract Sum, as referred to in clause 4.1, or in any other manner constitute a Variation, they shall be valued in accordance with section 5, save and provided always that no extension of time shall be given and there shall be no addition to the Contract Sum in respect of:

- 2.14.1 instructions for the correction of any error, omission or inconsistency within or between the Contractor's Proposals and/or other Contractor's Design Documents or requiring a Variation of work not comprised in the Contractor's Designed Portion that is necessitated by any such error, omission or inconsistency or its correction; or
- 2.14.2 any delay or suspension caused by the Contractor's failure to comply with clause 2.13.3 or to provide in due time any Contractor's Design Documents or related calculations or information either:
- 2.14.2.1 as required by clause 2.10.3; or

- 2.14.2.2 in response to a request from the Architect/Contract Administrator that specifies the documents or information and date by which it is reasonably necessary for the Architect/Contract Administrator to receive them, having regard to the progress of the Works.

2.15 Divergences from Statutory Requirements

- 2.15.1 If the Contractor or Architect/Contract Administrator becomes aware of a divergence between the Statutory Requirements and a document referred to in clause 2.13, it shall immediately give the other notice specifying the divergence and, where the divergence is between the Statutory Requirements and the Employer's Requirements, the Contractor's Proposals or other Contractor's Design Documents, the Contractor shall notify the Architect/Contract Administrator of its proposed amendment for removing the divergence.
- 2.15.2 Within 7 days of becoming aware of such divergence (or, where applicable, within 14 days of receipt of the Contractor's proposed amendment), the Architect/Contract Administrator shall issue instructions in that regard, in relation to which:
- 2.15.2.1 if the divergence is between the Statutory Requirements and the Employer's Requirements, the Contractor's Proposals or other Contractor's Design Documents, the Contractor shall comply at no cost to the Employer unless after the Base Date there is a change in the Statutory Requirements which necessitates an alteration or modification to the Contractor's Designed Portion, in which event the instruction shall to that extent be treated as a Variation of the Employer's Requirements; and
- 2.15.2.2 in any other case, if and insofar as those instructions require the Works to be varied, they shall be treated as a Variation.
- 2.15.3 Provided the Contractor is not in breach of clause 2.15.1, the Contractor shall not be liable under this Contract if the Works (other than the CDP Works) do not comply with the Statutory Requirements to the extent that the non-compliance results from the Contractor having carried out work in accordance with any of the documents referred to in clauses 2.13.1.1 to 2.13.1.3, other than the Employer's Requirements, the Contractor's Proposals or other Contractor's Design Documents.

2.16 Emergency compliance with Statutory Requirements

- 2.16.1 If in an emergency compliance with the Statutory Requirements necessitates the Contractor supplying materials and/or executing work before receiving instructions under clause 2.15.2, the Contractor shall supply such limited materials and execute such limited work as are reasonably necessary to secure immediate compliance.
- 2.16.2 The Contractor shall forthwith notify the Architect/Contract Administrator of the emergency and the steps that it is taking under clause 2.16.1.
- 2.16.3 Where the emergency arises from a divergence between the Statutory Requirements and any of the documents referred to in clauses 2.13.1.1 to 2.13.1.3 other than the Employer's Requirements, the Contractor's Proposals or other Contractor's Design Documents, then, provided that the Contractor has complied with clause 2.16.2, the execution and supply of work and materials under clause 2.16.1 shall be treated as a Variation.

Unfixed Materials and Goods – property, risk etc.

2.17 Materials and goods – on site

Site Materials shall not be removed from storage on or adjacent to the Works except for use on the Works without the Architect/Contract Administrator's consent. Where their value has in accordance with clause 4.9.1.2 been included in any Interim Certificate under which the amount properly due to the Contractor has been paid by the Employer, they shall upon such payment become the Employer's property, but, subject to Insurance Option B or C (if applicable), the Contractor shall remain responsible for loss or damage to them.

2.18 Materials and goods – off site

Where the value of any Listed Items has in accordance with clause 4.10 been included in any Interim Certificate under which the amount properly due to the Contractor has been paid by the Employer, those items shall become the Employer's property and thereafter the Contractor shall not, except for

use upon the Works, remove or cause or permit them to be moved or removed from the premises where they are. The Contractor shall be responsible for any loss of or damage to them and for the cost of their storage, handling and insurance until they are delivered to and placed on or adjacent to the Works. As from such delivery the provisions of clause 2.17 (except the words "Where their value" to "Employer's property, but,") shall apply to such items.

Adjustment of Completion Date

2.19 Notice of delay – extensions

- 2.19.1 If and whenever it becomes reasonably apparent that the progress of the Works or any Section is being or is likely to be delayed the Contractor shall forthwith give the Architect/Contract Administrator notice of the cause of the delay. If in the Architect/Contract Administrator's opinion completion of the Works or Section has been, is being or is likely to be delayed beyond the relevant Completion Date by any of the Relevant Events, then, save where these Conditions expressly provide otherwise, the Architect/Contract Administrator, as soon as it is able to estimate the length of the delay beyond that date, shall by notice to the Contractor give a fair and reasonable extension of time for completion of the Works or Section.
- 2.19.2 After the Completion Date for the Works or for a Section, if this occurs before the date of practical completion, and at any time up to 12 weeks after the date of practical completion, the Architect/Contract Administrator may give an extension of time for completion of the Works or for the Section in accordance with the provisions of this clause 2.19, whether on reviewing a previous decision or otherwise and whether or not the Contractor has given notice as referred to in clause 2.19.1. Such an extension of time shall not reduce any extension previously given.
- 2.19.3 Provided always that the Contractor shall:
- 2.19.3.1 constantly use its best endeavours to prevent delay and do all that may reasonably be required to the satisfaction of the Architect/Contract Administrator to proceed with the Works or Section; and
- 2.19.3.2 provide such information required by the Architect/Contract Administrator as is reasonably necessary for the purposes of this clause 2.19.
- 2.19.4 In this clause 2.19 and, so far as relevant, in the other clauses of these Conditions, any reference to delay or extension of time includes any further delay or further extension of time.

2.20 Relevant Events

The following are the Relevant Events referred to in clause 2.19:

- 2.20.1 Variations and any other matters or instructions which under these Conditions are to be treated as, or as requiring, a Variation;
- 2.20.2 Architect/Contract Administrator's instructions:
- 2.20.2.1 under any of clauses 2.13, 3.12 or 3.13 (excluding, where there are Contract Bills, an instruction for expenditure of a Provisional Sum for defined work);
- 2.20.2.2 (to the extent provided therein) under clause 3.7 and Schedule 2; or
- 2.20.2.3 for the opening up for inspection or testing of any work, materials or goods under clause 3.14 or 3.15.1 (including making good), unless the inspection or test shows that the work, materials or goods are not in accordance with this Contract;
- 2.20.3 deferment of the giving of possession of the site or any Section under clause 2.5;
- 2.20.4 the execution of work for which an Approximate Quantity is not a reasonably accurate forecast of the quantity of work required;
- 2.20.5 suspension by the Contractor under clause 4.14 of the performance of any or all of its obligations under this Contract;

- 2.20.6 any impediment, prevention or default, whether by act or omission, by the Employer, the Architect/Contract Administrator, the Quantity Surveyor or any Employer's Person, except to the extent caused or contributed to by any default, whether by act or omission, of the Contractor or any Contractor's Person;
- 2.20.7 an epidemic:
- 2.20.7.1 first occurring after the Base Date which affects the execution of the Works; or
- 2.20.7.2 first occurring before the Base Date whose effects change after the Base Date and any such change affects the execution of the Works
- by limiting the availability or use of labour or the availability of persons engaged in providing services for the Works where such labour and/or persons are necessary for the proper carrying out of the Works, or preventing the Contractor from, or delaying the Contractor in, securing such goods or materials or such services as are necessary for the proper carrying out of the Works;
- 2.20.8 the occurrence after the Base Date of any of the following which affects the execution of the Works:
- 2.20.8.1 the passing into law of any statute, statutory instrument or other subordinate legislation, regulation or bye-law, whether to make a new law or change or repeal an existing law;
- 2.20.8.2 the exercise of any statutory power, except to the extent caused or contributed to by any default, whether by act or omission, of the Contractor or any Contractor's Person; or
- 2.20.8.3 the publication of any guidance,
- by the United Kingdom Government or any of the devolved administrations, or any Local or Public Authority or any equivalent authority governed by public law in any of the devolved administrations, or in the case of guidance by the Construction Leadership Council or its successor;
- 2.20.9 the carrying out by a Statutory Provider of work in pursuance of its statutory obligations in relation to the Works, or the failure to carry out such work;
- 2.20.10 exceptionally adverse weather conditions;
- 2.20.11 loss or damage occasioned by any Specified Peril;
- 2.20.12 civil commotion or the use or threat of terrorism and/or the activities of the relevant authorities in dealing with such event or threat;
- 2.20.13 strike, lock-out or local combination of any trades employed upon the Works or engaged in the preparation, manufacture or transportation of any of the goods or materials required for them or any persons engaged in design work for the Contractor's Designed Portion;
- 2.20.14 force majeure.

Practical Completion, Lateness and Liquidated Damages

2.21 Practical completion and certificates

When in the Architect/Contract Administrator's opinion practical completion of the Works or a Section is achieved and the Contractor has complied sufficiently with clauses 2.32 and 3.18 in respect of the supply of documents and information, then:

- 2.21.1 in the case of the Works, the Architect/Contract Administrator shall forthwith issue a certificate to that effect ('the Practical Completion Certificate');
- 2.21.2 in the case of a Section, it shall forthwith issue a certificate of practical completion of that Section (a 'Section Completion Certificate');

and practical completion of the Works or the Section shall be deemed for all the purposes of this Contract to have taken place on the date stated in that certificate.

2.22 Certificate of non-completion

If the Contractor fails to complete the Works or a Section by the relevant Completion Date, the Architect/Contract Administrator shall issue a certificate to that effect. If an extension of time is made after the issue of such a certificate, the extension shall cancel that certificate and the Architect/Contract Administrator shall where necessary issue a further certificate.

2.23 Liquidated damages for non-completion

2.23.1 Provided:

2.23.1.1 the Architect/Contract Administrator has issued a certificate under clause 2.22; and

2.23.1.2 the Employer has notified the Contractor before the due date for the final payment under clause 4.21.3 or (if applicable) the Termination Payment under clause 8.7.5, 8.8.2 or 8.12.4 that it may require payment of, or may withhold or deduct, liquidated damages,

the Employer may, not later than 5 days before the final date for payment of the amount payable under clause 4.21 or (if applicable) 8.7.6, 8.8.3 or 8.12.5, give notice to the Contractor in the terms set out in clause 2.23.2.

2.23.2 A notice from the Employer under clause 2.23.1 shall state that for the period between the Completion Date and the date of practical completion of the Works or that Section:

2.23.2.1 it requires the Contractor to pay liquidated damages at the rate stated in the Contract Particulars, or lesser rate stated in the notice, in which event the Employer may recover the same as a debt; and/or

2.23.2.2 that it will withhold or deduct liquidated damages at the rate stated in the Contract Particulars, or at such lesser stated rate, from sums due to the Contractor.^[41]

2.23.3 If the Employer in relation to the Works or a Section has notified the Contractor in accordance with clause 2.23.1.2 that it may require payment of, or may withhold or deduct, liquidated damages, then, unless the Employer states otherwise in writing, clause 2.23.1.2 shall remain satisfied in relation to the Works or Section, notwithstanding the cancellation of any certificate and issue of any further certificate under clause 2.22.

2.23.4 If the Contractor's employment is terminated under this Contract:

2.23.4.1 where the date of termination occurs prior to the date of practical completion of the Works, the provisions of clauses 2.22 and 2.23 shall apply in respect of the period between the Completion Date and the date of termination, and the reference to practical completion of the Works or Section in clause 2.23.2 shall be deemed to be a reference to the date of termination;

2.23.4.2 in respect of the period after the date of termination, subject to clause 2.23.4.1, the Employer shall not be empowered to require the payment of or to withhold or deduct liquidated damages under clause 2.23 but the provisions of this clause 2.23.4.2 shall be without prejudice to and not in substitution of any other rights and remedies of the Employer.

2.24 Repayment of liquidated damages

If after the operation of clause 2.23 an extension of time is given and the relevant certificate under clause 2.22 is cancelled the Employer shall pay or repay to the Contractor any amounts deducted or recovered under clause 2.23 in respect of the period of the extension.

Partial Possession by Employer

2.25 Contractor's consent

If at any time or times before the date of issue by the Architect/Contract Administrator of the Practical

[41] +++Now footnote [34]+++ In addition to the notice under clause 2.23.2, the Employer, if it intends to withhold or deduct all or any of the liquidated damages payable, must give the appropriate Pay Less Notice under clause 4.12.5 or (if applicable) 8.13.3 or 8.13.5.

Completion Certificate or relevant Section Completion Certificate the Employer wishes to take possession of any part or parts of the Works or a Section and the Contractor's consent has been obtained, then, notwithstanding anything expressed or implied elsewhere in this Contract, the Employer may take possession of such part or parts. The Architect/Contract Administrator shall thereupon give the Contractor notice on behalf of the Employer identifying the part or parts taken into possession and giving the date when the Employer took possession ('the Relevant Part' and 'the Relevant Date' respectively).

2.26 Practical completion date

Practical completion of the Relevant Part shall be deemed to have occurred, and the Rectification Period in respect of the Relevant Part shall be deemed to have commenced, on the Relevant Date.

2.27 Defects etc. – Relevant Part

When in the Architect/Contract Administrator's opinion any defects, shrinkages or other faults in the Relevant Part which it has required to be made good under clause 2.30 have been made good, it shall issue a certificate to that effect.

2.28 Insurance – Relevant Part

As from the Relevant Date the Works insurance obligation under Insurance Option A, B or C.2, whichever applies, shall cease in respect of the Relevant Part (but not otherwise) and the Existing Structures (if any) shall from that date be deemed to include the Relevant Part.

2.29 Liquidated damages – Relevant Part

As from the Relevant Date, the rate of liquidated damages stated in the Contract Particulars in respect of the Works or Section containing the Relevant Part shall reduce by the same proportion as the value of the Relevant Part bears to the Contract Sum or to the relevant Section Sum, as shown in the Contract Particulars.

Defects

2.30 Rectification

Any defects, shrinkages or other faults in the Works or a Section which appear and are notified by the Architect/Contract Administrator to the Contractor not later than 14 days after the expiry of the Rectification Period, and which are due to materials, goods or workmanship not in accordance with this Contract, shall at no cost to the Employer be made good by the Contractor unless the Architect/Contract Administrator with the Employer's consent shall otherwise instruct. If the Architect/Contract Administrator does so otherwise instruct, an appropriate deduction shall be made from the Contract Sum in respect of the defects, shrinkages or other faults not made good.

2.31 Certificate of making good

The Architect/Contract Administrator shall, when in its opinion the Contractor's obligations under clause 2.30 have been discharged, issue a certificate to that effect.

CDP Design Work

2.32 As-built Drawings

The Contractor, in addition to its obligations under the CDM Regulations in relation to information for the health and safety file, shall, before practical completion of the Works or relevant Section and without further charge to the Employer, supply for retention and use by the Employer such Contractor's Design Documents and related information as is specified in the Contract Documents or as the Employer may reasonably require that show or describe the Contractor's Designed Portion as built or relate to the maintenance and operation of it or its installations.

2.33 Copyright and use

2.33.1 Subject to all sums due and payable under this Contract to the Contractor having been paid, the Employer shall have an irrevocable, royalty-free, non-exclusive licence to copy and use the Contractor's Design Documents and to reproduce the designs and content of them for any purpose relating to the Works including, without limitation, the construction, completion, maintenance, letting, sale, promotion, advertisement, reinstatement,

refurbishment and repair of the Works. That licence shall enable the Employer to copy and use the Contractor's Design Documents for an extension of the Works but shall not include any right or licence to reproduce the designs contained in them for any such extension.

2.33.2 The licence shall be assignable to any owner from time to time of the Works or any part of them and may be sub-licensed to any owner or tenant of the Works or part of them and to any person engaged for the purposes permitted by clause 2.33.1.

2.33.3 The Contractor shall not be liable for any use by the Employer of any of the Contractor's Design Documents for any purpose other than that for which they were prepared.

2.34 Design liabilities and limitation

2.34.1

2.34.1.1 Insofar as the design of the Contractor's Designed Portion is comprised in the Contractor's Proposals and in what it is to complete in accordance with the Employer's Requirements and these Conditions (including any further design that it is required to carry out as a result of a Variation), the Contractor warrants, subject to clause 2.34.1.2, that it shall use the reasonable skill and care in such design to be expected of a qualified and experienced architect (or other appropriate professional designer) undertaking the design of works similar in scope and character to the Contractor's Designed Portion.

2.34.1.2 To the extent permitted by the Statutory Requirements, the Contractor shall have no greater duty, obligation or liability than to exercise reasonable skill and care as provided in clause 2.34.1.1 in respect of such design and under no circumstances shall the Contractor be subject to any duty, obligation or liability which requires that any such design shall be fit for its purpose.

2.34.2 Where and to the extent that this Contract involves the Contractor in taking on work for or in connection with the provision of a dwelling or dwellings or work in relation to a dwelling or dwellings, clause 2.34.1 includes the Contractor's liability under the Defective Premises Act 1972.

2.34.3 Where or to the extent that this Contract does not involve the Contractor in taking on work for or in connection with the provision of a dwelling or dwellings or work in relation to a dwelling or dwellings to which that Act applies, the Contractor's liability for loss of use, loss of profit or other consequential loss arising in respect of the Contractor's liability under clause 2.34.1 shall be limited to the amount, if any, stated in the Contract Particulars; but such a limitation shall not apply to or be affected by any liability for liquidated damages under clause 2.23.

2.34.4 Subject to clause 2.15, the Contractor shall not be responsible for the contents of the Employer's Requirements or for verifying the adequacy of any design contained within them.

2.34.5 If an inadequacy is found in any design in the Employer's Requirements and the Contractor under clause 2.34.4 is not responsible for verifying its adequacy, then, if or to the extent that that inadequacy is not dealt with in the Contractor's Proposals, the Employer's Requirements shall be altered or modified accordingly and, subject to clause 2.15, any such correction, alteration or modification shall be treated as a Variation.

Section 3 Control of the Works

Access and Representatives

3.1 Access for Architect/Contract Administrator

The Architect/Contract Administrator and any person authorised by it shall at all reasonable times have access to the Works and elsewhere to any work which is being prepared for or is to be utilised in the Works but subject to any reasonable restrictions necessary to protect any proprietary rights.

3.2 Person-in-charge

The Contractor shall ensure that at all reasonable times it has on the site a competent person-in-charge and any instructions given to that person by the Architect/Contract Administrator shall be deemed to have been issued to the Contractor.

3.3 Clerk of works

The Employer shall be entitled to appoint a clerk of works whose duty shall solely be to act as inspector on behalf of the Employer under the Architect/Contract Administrator's directions.

3.4 Replacement of Architect/Contract Administrator or Quantity Surveyor

3.4.1 If the Architect/Contract Administrator or Quantity Surveyor at any time ceases to hold that post, the Employer shall within 14 days of the cessation nominate a replacement. Except where the Employer is a Local or Public Authority and the nominated replacement is an official of it, if the Contractor objects for reasons considered sufficient by a person appointed under the dispute resolution procedures of this Contract, the Employer shall nominate an acceptable replacement.

3.4.2 No replacement Architect/Contract Administrator appointed for this Contract shall be entitled to disregard or overrule any certificate, opinion, decision, consent or instruction given by any predecessor in that post, save to the extent that that predecessor if still in the post would then have had power under this Contract to do so.

Sub-Contracting

3.5 Consent to sub-contracting

The Contractor shall not without the Architect/Contract Administrator's consent sub-contract the whole or any part of the Works other than in accordance with clause 3.7 or sub-contract the design for the CDP Works. In no case shall any such consent or any sub-contracting in any way affect the Contractor's obligations under any other provision of this Contract.

3.6 Conditions of sub-contracting

Where considered appropriate, the Contractor shall engage the sub-contractor using the relevant version of the JCT Intermediate Building Sub-Contract. It shall be a condition of any sub-contract that^[42]:

3.6.1 the sub-contractor's employment under the sub-contract shall terminate immediately upon the termination (for any reason) of the Contractor's employment under this Contract unless prior to the date of termination of the Contractor's employment the sub-contractor has executed and delivered any collateral warranty or warranties in favour of a Funder and/or the Employer which entitle the beneficiary, in the event of such termination, to issue a written notice to the sub-contractor to accept the instructions of the beneficiary or its appointee to the exclusion of the Contractor, in which case:

[42] +++Now footnote [35]+++ The JCT Intermediate Sub-Contracts (ICSub and ICSub/D) meet the requirements of clause 3.6 and also those of paragraph 3 of the JCT Fluctuations Option.

- 3.6.1.1 the sub-contractor may suspend the performance of its obligations under the sub-contract with effect from the date of termination of the Contractor's employment until receipt of any such written notice (if one is served), or if no such notice is served the sub-contractor's employment under the sub-contract shall immediately terminate on the day after the last date on which such written notice may be served;
- 3.6.1.2 any such suspension shall be deemed to be a suspension as a result of an instruction of the Architect/Contract Administrator under this Contract passed on to the sub-contractor as a direction by the Contractor under the sub-contract;
- 3.6.2 the sub-contract shall provide:
 - 3.6.2.1 that, except for use on the Works, no Site Materials delivered to the Works by or for the sub-contractor shall be removed without the Contractor's written consent (such consent not to be unreasonably delayed or withheld) and (in addition to any provision for earlier vesting in the Contractor of title to any Listed Items for the purposes of clause 4.10.2.1 of these Conditions) that:
 - 3.6.2.1.1 where, in accordance with clauses 4.8 and 4.9 of these Conditions, the value of any Site Materials has been included in any Interim Certificate under which the amount properly due to the Contractor has been paid to it, they shall upon such payment become, and the sub-contractor shall not deny that they have become, the Employer's property;
 - 3.6.2.1.2 if the Contractor pays the sub-contractor for any Site Materials before their value is included in an Interim Certificate, they shall upon such payment become the Contractor's property;
 - 3.6.2.2 that the sub-contractor shall give access to work in accordance with clause 3.1 of these Conditions;
 - 3.6.2.3 that (without limiting either party's statutory and/or regulatory duties) each party to the sub-contract shall in relation to the Works and the site comply with applicable CDM Regulations and as applicable Part 2A of the Building Regulations^[43];
 - 3.6.2.4 in terms equivalent to those of clause 4.12.6 of these Conditions, that if by a final date for payment under the sub-contract the Contractor fails to pay the sub-contractor any amount that should properly have been paid, the Contractor shall, in addition to that amount, pay simple interest on it at the Interest Rate for the period from the final date for payment until such payment is made;
 - 3.6.2.5 that where the Rights Particulars provide for the execution and delivery of collateral warranties by the sub-contractor:
 - 3.6.2.5.1 the sub-contract and, where applicable, those collateral warranties shall if those particulars require be executed as deeds;
 - 3.6.2.5.2 any collateral warranty required shall be executed and delivered by the sub-contractor within 14 days of receipt of the Contractor's notice requiring execution;
 - 3.6.2.5.3 the terms of and those governing such collateral warranties shall in each case be consistent with those of clause 2.18 of the JCT Intermediate Sub-Contract Conditions;
- 3.6.3 where documents or information and/or the grant of licences are or may be required from the sub-contractor for the BIM Protocol, where applicable, and/or for the purposes of clauses 2.32 and 3.18 of these Conditions, the sub-contract shall also provide for the supply and grant to and by the sub-contractor of all information and licences reasonably necessary for that purpose.

The Contractor shall not give such consent as is referred to in clause 3.6.2.1 without the Architect/Contract Administrator's prior consent under clause 2.17 of these Conditions.

[43] **+++Now footnote [36]+++** See footnote [44] **+++ now footnote [37] +++** to clause 3.18 below.

3.7 Named Sub-Contractors

Where it is stated in the Contract Bills/Specification/Work Schedules that work described therein for pricing by the Contractor is to be executed by a named person which is to be employed by the Contractor as a sub-contractor (the 'Named Sub-Contractor') the Contractor shall not later than 21 days after entering into this Contract enter into a sub-contract with such person using the Intermediate Named Sub-Contract Agreement ICSUB/NAM/A. The provisions of Schedule 2 shall apply with respect to any such sub-contract and with respect to an instruction as to the expenditure of a Provisional Sum under clause 3.13 where the Architect/Contract Administrator requires work to be executed by a named person.

Architect/Contract Administrator's Instructions

3.8 Compliance with instructions

The Contractor shall forthwith comply with all instructions issued to it which these Conditions empower the Architect/Contract Administrator to issue, save that:

- 3.8.1 where an instruction requires a Variation of the type referred to in clause 5.1.2, the Contractor need not comply to the extent that it notifies a reasonable objection to the instruction to the Architect/Contract Administrator;
- 3.8.2 if the Contractor considers that compliance with any direction under clause 2.1.3.2 or any instruction would adversely affect the efficacy of the design of the Contractor's Designed Portion or the Contractor's compliance with applicable CDM Regulations or Building Regulations and if within 7 days of receipt of the direction or instruction it gives notice to the Architect/Contract Administrator specifying that adverse effect, the direction or instruction shall not take effect unless and until confirmed by the Architect/Contract Administrator.

3.9 Non-compliance with instructions

Subject to clause 3.8, if within 7 days after receipt of a notice from the Architect/Contract Administrator requiring compliance with an instruction the Contractor does not comply, the Employer may employ and pay other persons to execute work of any kind that may be necessary to give effect to that instruction. The Contractor shall be liable for all additional costs incurred by the Employer in connection with such employment and an appropriate deduction may be made from the Contract Sum.

3.10 Provisions empowering instructions

On receipt of an instruction the Contractor may request the Architect/Contract Administrator to notify it which provision of these Conditions empowers issue of the instruction and the Architect/Contract Administrator shall forthwith comply with the request. If the Contractor thereafter complies with that instruction with neither Party then having invoked any dispute resolution procedure under this Contract to establish the Architect/Contract Administrator's powers in that regard, the instruction shall be deemed to have been duly given under the specified provision.

3.11 Instructions requiring Variations

- 3.11.1 The Architect/Contract Administrator may issue instructions requiring a Variation.
- 3.11.2 Any instruction of the type referred to in clause 5.1.2 shall be subject to the Contractor's right of reasonable objection set out in clause 3.8.1.
- 3.11.3 In respect of the Contractor's Designed Portion, any instruction requiring a Variation shall be an alteration to or modification of the Employer's Requirements.
- 3.11.4 The Architect/Contract Administrator may sanction in writing any Variation made by the Contractor otherwise than pursuant to an instruction.
- 3.11.5 No Variation required or sanctioned by the Architect/Contract Administrator shall vitiate this Contract.

3.12 Postponement of work

The Architect/Contract Administrator may issue instructions in regard to the postponement of any work to be executed under this Contract.

3.13 Instructions on Provisional Sums

The Architect/Contract Administrator shall issue instructions in regard to the expenditure of Provisional Sums included in the Contract Bills/Specification/Work Schedules or in the Employer's Requirements.

3.14 Inspection – tests

The Architect/Contract Administrator may issue instructions requiring the Contractor to open up for inspection any work covered up or to arrange for or carry out any test of any materials or goods (whether or not already incorporated in the Works) or of any executed work. The cost of that opening up or testing (including the cost of making good) shall be added to the Contract Sum unless provided for in the Contract Bills/Specification/Work Schedules or unless the inspection or test shows that the materials, goods or work are not in accordance with this Contract.

3.15 Work not in accordance with the Contract

3.15.1 If during the carrying-out of the Works any work, materials or goods are found not to be in accordance with this Contract, the Contractor shall forthwith notify the Architect/Contract Administrator of the action which the Contractor proposes immediately to take, at no cost to the Employer, to establish that there is no similar failure in work already executed or materials or goods already supplied (whether or not incorporated in the Works). If the Architect/Contract Administrator:

3.15.1.1 has not received such notification within 7 days of the finding; or

3.15.1.2 is not satisfied with the action proposed by the Contractor; or

3.15.1.3 because of safety considerations or statutory obligations, is unable to wait for the Contractor's written proposals,

it may issue instructions requiring the Contractor at no cost to the Employer to open up for inspection any work covered up or to arrange for or carry out any test of any materials or goods (whether or not already incorporated in the Works) or any executed work to establish that there is no similar failure, including making good thereafter. The Contractor shall forthwith comply with any such instruction.

3.15.2 If within 10 days of receipt of an instruction under clause 3.15.1, and without affecting its obligation to comply with the instruction, the Contractor gives notice to the Architect/Contract Administrator, objecting to compliance and stating its reasons, and if within 7 days of receipt of that objection the Architect/Contract Administrator does not notify withdrawal of the instruction or its modification to remove the Contractor's objection, then any dispute or difference as to whether the nature or the extent of the opening up for inspection or testing instructed by the Architect/Contract Administrator was reasonable in all the circumstances shall be referred to a person appointed under the dispute resolution procedures of this Contract.

3.15.3 If and to the extent that the person appointed finds the instruction was not reasonable it shall decide the amount, if any, to be paid by the Employer to the Contractor in respect of compliance (including making good) and the consequent extension of time, if any, for completion of the Works or any relevant Section.

3.16 Instructions as to removal of work etc.

3.16.1 The Architect/Contract Administrator may issue instructions in regard to the removal from the site of any work, materials or goods which are not in accordance with this Contract.

3.16.2 If any work is not carried out in a proper and workmanlike manner the Architect/Contract Administrator may issue such instructions to the Contractor as are in consequence reasonably necessary and the Contractor shall comply with them at no cost to the Employer.

3.17 Exclusion of persons from the Works

The Architect/Contract Administrator may (but shall not unreasonably or vexatiously) issue instructions requiring the exclusion from the site of any person employed thereon.

CDM Regulations and Part 2A of the Building Regulations

3.18 CDM Regulations and Part 2A of the Building Regulations

Without limiting either Party's statutory and regulatory duties and responsibilities, each Party undertakes to the other that in relation to the Works and site it will duly comply with applicable CDM Regulations and as applicable Part 2A of the Building Regulations^[44], and in particular but without limitation:

- 3.18.1 the Employer shall ensure that the Principal Designer carries out its duties and, where the Contractor is not the Principal Contractor, shall ensure that the Principal Contractor carries out its duties under those regulations;
- 3.18.2 the Contractor in addition to any obligations under clause 2.1.3.3 shall comply with:^[45]
 - 3.18.2.1 regulations 8 and 15 of the CDM Regulations and, where it is the Principal Contractor for the purposes of the CDM Regulations, with regulations 12 to 14 of those regulations; and
 - 3.18.2.2 regulations 11F, 11J and 11L of the Building Regulations and, where it is the Principal Contractor for the purposes of the Building Regulations, with regulation 11N of those regulations;
- 3.18.3 if the Employer appoints a replacement for any Principal Designer or Principal Contractor, the Employer shall immediately upon that appointment notify the Contractor with details of the new appointee.

[44] **+++Now footnote [37]+++** Part 2A of the Building Regulations, introduced by the Building Regulations etc. (Amendment) (England) Regulations 2023 pursuant to the Building Safety Act 2022, sets out a framework of safety duties and competence requirements for those persons involved in the procurement, design and undertaking of building work to which building regulations apply (including higher-risk building work for which additional duties apply). If any project involves higher-risk building work, see the Intermediate Building Contract Guide.

[45] **+++Now footnote [38]+++** Under the CDM Regulations and the Building Regulations, where the Employer is a domestic client (as defined in regulation 2(1) in both sets of regulations), the Principal Contractor may also be responsible for carrying out certain of the client's duties.

Section 4 Payment

Contract Sum and Adjustment

4.1 Work included in Contract Sum

- 4.1.1 Where there are Contract Bills, the quality and quantity of the work included in the Contract Sum shall be that set out in those bills and in the Employer's Requirements, the Contractor's Proposals, the CDP Analysis and other Contractor's Design Documents.
- 4.1.2 Where there are no Contract Bills and save insofar as quantities are given in the Specification or Work Schedules, the quality and quantity of the work included in the Contract Sum shall be that set out in the Contract Documents taken together, provided that if there is any inconsistency between work as stated or shown on the Contract Drawings and any description of that work in the Specification or Work Schedules, the Contract Drawings shall prevail.
- 4.1.3 Where there are no Contract Bills, but quantities are given for any items in the Specification or Work Schedules, the quality and quantity of the work included in the Contract Sum for those items shall be that set out in the Specification or Work Schedules.

4.2 Adjustment only under the Conditions

The Contract Sum shall not be adjusted or altered in any way other than in accordance with clause 4.3 and other express provisions of these Conditions and, subject to clause 2.13, any error in the computation of the Contract Sum is accepted by the Parties.

4.3 Adjustment of Contract Sum

The Contract Sum shall be adjusted by:

- 4.3.1 any amount agreed by the Employer and the Contractor in respect of Variations and other work of the types referred to in clause 5.2 and the amount of each Valuation;
- 4.3.2 (where the Contract Particulars state that a Fluctuations Provision applies) any amounts payable or allowable under that provision;
- 4.3.3 any other amounts referred to in clause 4.9.2 and the deductions referred to in clause 4.9.3, each as finally ascertained;
- 4.3.4 the deduction of all Provisional Sums and the value of any work for which an Approximate Quantity is included in the Contract Documents; and
- 4.3.5 any other amount which under this Contract is to be added to the Contract Sum or may be deducted from it.

4.4 Fluctuations – Named Sub-Contractors

In respect of any amount included in the Contract Sum for work to be executed by a Named Sub-Contractor, the Contract Sum shall be adjusted by the net amount payable to or allowable by the Named Sub-Contractor under any applicable fluctuations provision of the Named Sub-Contract Conditions excluding any amount that arises from any extension of the period or periods for completion of the Sub-Contract Works due to an impediment, prevention or default, whether by act or omission, by the Contractor or any of the Contractor's Persons.

Taxes

4.5 VAT

- 4.5.1 The Contract Sum is exclusive of VAT and in relation to each payment to the Contractor under this Contract, the Employer shall in addition pay the amount of any VAT properly chargeable in respect of it.

- 4.5.2 If after the Base Date the supply of any goods or services to the Employer becomes exempt from VAT there shall be paid to the Contractor an amount equal to the input tax on the supply to the Contractor of goods and services that contribute to the Works which as a consequence of that exemption the Contractor cannot recover.

4.6 Construction Industry Scheme (CIS)

If the Employer is or at any time up to the payment of the Final Certificate becomes a 'contractor' for the purposes of the CIS^[46], its obligation to make any payment under this Contract is subject to the provisions of the CIS.

Payments, Certificates and Notices – general provisions

4.7 Advance payment

Where the Contract Particulars state that clause 4.7 applies, and an advance payment is to be made, it shall be paid to the Contractor on the date and reimbursed to the Employer on the terms stated in the Contract Particulars, save that, if the Contract Particulars state that an advance payment bond is required, payment shall only be made if the Contractor has provided to the Employer a bond in the terms set out in Part 1 of Schedule 3 from a surety approved by the Employer.

4.8 Interim payments – due dates and certificates

- 4.8.1 During the period up to the due date for the final payment fixed under clause 4.21.3, the monthly due dates for interim payments by the Employer shall in each case be the date 7 days after the relevant Interim Valuation Date.
- 4.8.2 The Architect/Contract Administrator shall not later than 5 days after each due date issue an Interim Certificate, stating the sum that it considers to be or have been due to the Contractor at the due date, calculated in accordance with clause 4.9, and the basis on which that sum has been calculated.
- 4.8.3 Interim valuations shall be made by the Quantity Surveyor whenever the Architect/Contract Administrator considers them necessary for ascertaining the sum due in an interim payment.

4.9 Interim payments – calculation of sums due

The amount of each interim payment to be certified under clause 4.8.2 shall, subject to any agreement between the Parties as to stage payments, be the total of the amounts referred to in clauses 4.9.1 and 4.9.2, less the deductions referred to in clause 4.9.3, each calculated as at the Interim Valuation Date, less the cumulative total of the amounts of any advance payment that have then become due for reimbursement to the Employer in accordance with the terms stated in the Contract Particulars for clause 4.7 and less the total of sums stated as due in previous Interim Certificates and any sums paid in respect of any Payment Notice given after the issue of the latest Interim Certificate. The amounts referred to are:

- 4.9.1 the applicable percentage, as stated in the Contract Particulars, of the total value of:
- 4.9.1.1 the work properly executed by the Contractor, including any work so executed for which a value has been agreed pursuant to clause 5.2.1 or which has been valued under the Valuation Rules, but excluding any reinstatement work under clause 6.13.4, as referred to in clause 4.9.2;
 - 4.9.1.2 Site Materials, provided they are adequately protected against weather and other casualties and are not on the Works prematurely; and
 - 4.9.1.3 Listed Items (if any) for which the conditions set out in clause 4.10 are satisfied;
- those values shall be adjusted, where appropriate, in accordance with any applicable Fluctuations Provision and, where there is an Activity Schedule, the value to be included in respect of the work in each activity to which it relates shall be a proportion of the price stated for the work in that activity equal to the proportion of the work in that activity that has then been properly executed;
- 4.9.2 the full amount (100%) (to the extent then ascertained) payable to the Contractor or to be

[46] +++Now footnote [39]+++ See the Contract Particulars (Eighth Recital and clause 4.6).

added to the Contract Sum in respect of:

Fees and charges (clause 2.3);
 Inspection and testing (clauses 3.14 and 3.15.3);
 Contractor's right of suspension – costs and expenses (clause 4.14);
 Fluctuations – Named Sub-Contractors (clause 4.4);
 Fluctuations under any applicable Fluctuations Provision, other than by means of an adjustment under clause 4.9.1;
 Loss and Expense (clause 4.15);
 Insurance premiums (clauses 2.6, 6.5, 6.10, 6.11, 6.12.2 and 6.18);
 Reinstatement etc. of loss or damage – where Insurance Option B or C applies or to the extent that the work is under clause 6.13.5.3 to be treated as a Variation, reinstatement work under clause 6.13.4;

- 4.9.3 the ascertained amount of any deductions to be made under clause 2.9 (*Levels*), 2.30 (*Rectification*), 3.9 (*Non-compliance with instructions*), 4.4 (*Fluctuations – Named Sub-Contractors*), (in the event of a reduction in the premium) 6.10 (*Terrorism Cover premiums*), 6.12.2 (*Evidence of insurance*) or 6.17.2 (*Breach of Joint Fire Code – Remedial Measures*) or any amount under any applicable Fluctuations Provision other than by means of an adjustment under clause 4.9.1.

4.10 Listed Items

The conditions for inclusion of the value of a Listed Item in the amount of an interim payment to be certified under clause 4.8.2 before its delivery to or adjacent to the Works as referred to in clause 4.9.1.3 are:

- 4.10.1 the Listed Item is in accordance with this Contract;
- 4.10.2 the Contractor has provided the Architect/Contract Administrator with reasonable proof that:
- 4.10.2.1 property in the Listed Item is vested in the Contractor; and
- 4.10.2.2 the Listed Item is and will remain insured against loss or damage for its full value under a policy of insurance protecting the interests of the Employer and the Contractor in respect of the Specified Perils until delivered to, or adjacent to, the Works;
- 4.10.3 at the premises where the Listed Item is situated pending delivery, there is in relation to that item clear identification of:
- 4.10.3.1 the Employer as the person to whose order it is held; and
- 4.10.3.2 the Works as its destination,
- each item being either set apart or clearly and visibly marked, individually or as a set, by letters, figures or a pre-determined code; and
- 4.10.4 for uniquely identified Listed Items, the Contractor, if it is stated in the Contract Particulars as required, has provided a bond in favour of the Employer from a surety approved by the Employer in the terms set out in Part 2 of Schedule 3 ('the required bond') in the amount specified in the Contract Particulars for this clause 4.10.4; or
- 4.10.5 for Listed Items that are not uniquely identified, the Contractor has provided the required bond in the amount specified in the Contract Particulars for this clause 4.10.5.

4.11 Contractor's Payment Applications and Payment Notices

- 4.11.1 In relation to any interim payment the Contractor may not later than its Interim Valuation Date or, in the case of the final payment, may at any time prior to issue of the Final Certificate make an application to the Quantity Surveyor (a 'Payment Application'), stating the sum that the Contractor considers to be due to it at the relevant due date, as fixed in accordance with clause 4.8 or 4.21.3, and the basis on which that sum has been calculated.
- 4.11.2 If a Payment Certificate is not issued in accordance with clause 4.8.2 or 4.21.1, then:
- 4.11.2.1 where the Contractor has made a Payment Application in accordance with clause 4.11.1, that application is for the purposes of these Conditions a Payment

Notice; or

- 4.11.2.2 where the Contractor has not made a Payment Application, it may at any time after the last date for issue of the Payment Certificate give a Payment Notice to the Quantity Surveyor, stating the sum that the Contractor considers to have become due to it under clause 4.9 or 4.21.2 at the relevant due date and the basis on which that sum has been calculated.

4.12 Interim and final payments – final date and amount

- 4.12.1 Subject to clause 4.12.4, the final date for payment of each interim payment and the final payment shall be ~~28~~14 days from its due date.
- 4.12.2 Subject to any Pay Less Notice given by the paying Party under clause 4.12.5, the paying Party shall pay the sum stated as due in the Payment Certificate on or before the final date for payment.
- 4.12.3 If a Payment Certificate is not issued in accordance with clause 4.8.2 or 4.21.1, but a Payment Notice has been or is then given, the Employer shall, subject to any Pay Less Notice under clause 4.12.5, pay the Contractor the sum stated as due in the Payment Notice.
- 4.12.4 Where a Payment Notice is given under clause 4.11.2.2, the final date for payment of the sum specified in it shall for all purposes be regarded as postponed by the same number of days as the number of days after the last date for issue of the Payment Certificate that the Payment Notice is given.
- 4.12.5 Where:
- 4.12.5.1 the Employer intends to pay less than the sum stated as due from it in a Payment Certificate or Payment Notice; or
- 4.12.5.2 if the Final Certificate shows a balance due to the Employer, the Contractor intends to pay less than the sum stated as due,
- the Party by which the payment is stated to be payable shall not later than 5 days before the final date for payment give the other Party notice of that intention in accordance with clause 4.13.1 (a 'Pay Less Notice'). Where a Pay Less Notice is given, the payment to be made on or before the final date for payment shall not be less than the amount stated in it as due.
- 4.12.6 If either Party fails to pay a sum, or any part of it, due to the other Party under these Conditions by the final date for payment, it shall, in addition to any unpaid amount that should properly have been paid, pay the other Party simple interest on that amount at the Interest Rate for the period from the final date for payment until payment is made.
- 4.12.7 Any such unpaid amount and any interest under clause 4.12.6 shall be recoverable as a debt. Acceptance of a payment of interest shall not in any circumstances be construed as a waiver either of the recipient's right to proper payment of the principal amount due or of the Contractor's rights to suspend performance under clause 4.14 or terminate its employment under section 8.

4.13 Pay Less Notices and other general provisions

- 4.13.1 A Pay Less Notice given by either Party shall specify the sum it considers to be due to the other Party at the date the notice is given and the basis on which that sum has been calculated. Such notice:
- 4.13.1.1 (where it is to be given by the Employer) may be given on its behalf by the Architect/Contract Administrator or Quantity Surveyor or by any other person which the Employer notifies the Contractor as being authorised to do so but, in the case of a payment for which a Payment Certificate is not issued in due time, may not be given until the Contractor has in respect of the payment given a Payment Notice;
- 4.13.1.2 (where it is to be given by the Contractor) shall be sent to the Employer, with a copy to the Architect/Contract Administrator.
- 4.13.2 In relation to the requirements for the issue of Payment Certificates and the giving of Pay

Less Notices, it is immaterial that the amount then considered to be due may be zero.

- 4.13.3 Where the Employer is not a Local or Public Authority, the Employer's interest in the percentage of the total value not included in the amounts of the interim payments to be certified under clause 4.8.2 shall be fiduciary as trustee for the Contractor (but without obligation to invest) and the Contractor's beneficial interest in that sum shall be subject only to the right of the Employer to have recourse to it from time to time for payment of any amount which the Employer is entitled under the provisions of this Contract to withhold or deduct from sums due or to become due to the Contractor.

4.14 Contractor's right of suspension

- 4.14.1 If the Employer fails to pay a sum payable to the Contractor in accordance with clause 4.12 (together with any VAT properly chargeable in respect of that payment) by the final date for payment and the failure continues for 7 days after the Contractor has given notice to the Employer, with a copy to the Architect/Contract Administrator, of its intention to suspend the performance of its obligations under this Contract and the grounds for such suspension, the Contractor, without affecting its other rights and remedies, may suspend performance of any or all of those obligations until payment is made in full.
- 4.14.2 Where the Contractor exercises its right of suspension under clause 4.14.1, it shall be entitled to a reasonable amount in respect of costs and expenses reasonably incurred by it as a result of exercising the right.
- 4.14.3 Applications in respect of any such costs and expenses shall be made to the Architect/Contract Administrator and the Contractor shall with its application or on request submit such details of them as are reasonably necessary for ascertaining the amount in question.

Loss and Expense

4.15 Matters materially affecting regular progress

- 4.15.1 If in the execution of this Contract the Contractor incurs or is likely to incur any direct loss and/or expense as a result of any deferment of giving possession of the site or part of it under clause 2.5 or because regular progress of the Works or any part of them has been or is likely to be materially affected by any Relevant Matter, it shall, subject to clause 4.15.2 and compliance with the provisions of clause 4.16 be entitled to reimbursement of that loss and/or expense.
- 4.15.2 No such entitlement arises where these Conditions provide that there shall be no addition to the Contract Sum or otherwise exclude the operation of this clause 4.15 or to the extent that the Contractor is reimbursed for such loss and/or expense under another provision of these Conditions.

4.16 Notification and ascertainment

- 4.16.1 The Contractor shall notify the Architect/Contract Administrator as soon as the likely effect of a Relevant Matter on regular progress or the likely nature and extent of any loss and/or expense arising from a deferment of possession becomes (or should have become) reasonably apparent to it.
- 4.16.2 That notification shall be accompanied or, as soon as reasonably practicable, followed by the Contractor's initial assessment of the loss and/or expense incurred and any further amounts likely to be incurred, together with such information as is reasonably necessary to enable the Architect/Contract Administrator or Quantity Surveyor to ascertain the loss and/or expense incurred.
- 4.16.3 The Contractor shall thereafter, in such form and manner as the Architect/Contract Administrator may reasonably require, update that assessment and information at monthly intervals until all information reasonably necessary to allow ascertainment of the total amount of such loss and expense has been supplied.
- 4.16.4 Within 28 days of receipt of the initial assessment and information and 14 days of each subsequent update of them the Architect/Contract Administrator or Quantity Surveyor shall notify the Contractor of the ascertained amount of the loss and/or expense incurred, each ascertainment being made by reference to the information supplied by the Contractor and in sufficient detail to enable the Contractor to identify differences between it and the

Contractor's assessment.

4.17 Relevant Matters

The following are the Relevant Matters:

- 4.17.1 Variations (including any other matters or instructions which under these Conditions are to be treated as a Variation);
- 4.17.2 Architect/Contract Administrator's instructions:
 - 4.17.2.1 under clause 3.12 or 3.13 (excluding, where there are Contract Bills, an instruction for expenditure of a Provisional Sum for defined work);
 - 4.17.2.2 (to the extent provided therein) under clause 3.7 and Schedule 2;
 - 4.17.2.3 for the opening up for inspection or testing of any work, materials or goods under clause 3.14 (including making good), unless the inspection or test shows that the work, materials or goods are not in accordance with this Contract; or
 - 4.17.2.4 in relation to errors, omissions and inconsistencies in or between the Contract Documents and/or other documents referred to in clause 2.13;
- 4.17.3 the execution of work for which an Approximate Quantity is not a reasonably accurate forecast of the quantity of work required;
- 4.17.4 any impediment, prevention or default, whether by act or omission, by the Employer, the Architect/Contract Administrator, the Quantity Surveyor or any Employer's Person, except to the extent caused or contributed to by any default, whether by act or omission, of the Contractor or any Contractor's Person;
- 4.17.5 (where the Contract Particulars state that clause 4.17.5 applies) an epidemic:
 - 4.17.5.1 first occurring after the Base Date which affects the execution of the Works; or
 - 4.17.5.2 first occurring before the Base Date whose effects change after the Base Date and any such change affects the execution of the Worksby limiting the availability or use of labour or the availability of persons engaged in providing services for the Works where such labour and/or persons are necessary for the proper carrying out of the Works, or preventing the Contractor from, or delaying the Contractor in, securing such goods or materials or such services as are necessary for the proper carrying out of the Works;
- 4.17.6 (where the Contract Particulars state that clause 4.17.6 applies) the occurrence after the Base Date of any of the following which affects the execution of the Works:
 - 4.17.6.1 the passing into law of any statute, statutory instrument or other subordinate legislation, regulation or bye-law, whether to make a new law or change or repeal an existing law;
 - 4.17.6.2 the exercise of any statutory power, except to the extent caused or contributed to by any default, whether by act or omission, of the Contractor or any Contractor's Person; or
 - 4.17.6.3 the publication of any guidance,by the United Kingdom Government or any of the devolved administrations, or any Local or Public Authority or any equivalent authority governed by public law in any of the devolved administrations, or in the case of guidance by the Construction Leadership Council or its successor.

4.18 Amounts ascertained – addition to Contract Sum

Amounts ascertained under clause 4.16 shall be added to the Contract Sum.

4.19 Reservation of Contractor's rights and remedies

The provisions of clauses 4.15 to 4.18 shall not limit or affect any other rights and remedies of the Contractor.

Final Adjustment and Final Payment

4.20 Final adjustment

- 4.20.1 Not later than 6 months after the issue of the Practical Completion Certificate or last Section Completion Certificate, the Contractor shall provide the Architect/Contract Administrator or (if so instructed) the Quantity Surveyor, with all documents necessary for the adjustment of the Contract Sum.
- 4.20.2 Not later than 3 months after receipt of the documents referred to in clause 4.20.1:
- 4.20.2.1 the Architect/Contract Administrator, or, if it so instructs, the Quantity Surveyor, shall ascertain the amount of any loss and/or expense notified by the Contractor under clause 4.16 and not previously ascertained;
- 4.20.2.2 the Quantity Surveyor shall prepare a statement showing all adjustments to be made to the Contract Sum under clause 4.3,
- and the Architect/Contract Administrator shall within that 3 month period send to the Contractor copies of that statement and any such ascertainment.
- 4.20.3 If after expiry of the 6 month period referred to in clause 4.20.1 the Contractor has not supplied the necessary documents, the Architect/Contract Administrator may at any time give the Contractor one month's notice requiring their supply. Failing the supply of such documents, any ascertainment of loss and expense not then completed and the statement of adjustments may be completed on the basis of information in the Architect/Contract Administrator's or Quantity Surveyor's possession. Following preparation or completion of those documents, copies of them shall promptly be sent to the Contractor.

4.21 Final Certificate and final payment^[47]

- 4.21.1 The Architect/Contract Administrator shall issue the Final Certificate not later than 28 days after whichever of the following occurs last:
- 4.21.1.1 the end of the Rectification Period in respect of the Works or (where there are Sections) the last such period to expire;
- 4.21.1.2 the date of issue of the certificate of making good under clause 2.31 or (where there are Sections) the last such certificate to be issued; or
- 4.21.1.3 the date on which the Architect/Contract Administrator sends to the Contractor copies of the statement and any ascertainment under clause 4.20.2 or 4.20.3.
- 4.21.2 The Final Certificate shall state:
- 4.21.2.1 the Contract Sum as adjusted in accordance with clause 4.3; and
- 4.21.2.2 the sum of amounts already stated as due in Interim Certificates plus the amount of any advance payment made under clause 4.7 and (where relevant) any sums paid in respect of any such Payment Notice as is referred to in clause 4.9
- and (without affecting the rights of the Contractor in respect of any interim payment not paid in full by the Employer by its final date for payment) the final payment shall be the difference (if any) between the two sums, which shall be shown in the Final Certificate as a balance due to the Contractor from the Employer or vice versa. The Final Certificate shall state the basis on which that amount has been calculated.
- 4.21.3 The due date for the final payment shall be the last day of the 28 day period referred to in clause 4.21.1 for issue of the Final Certificate.

[47] +++Now footnote [40]+++ The effect of the Final Certificate is set out in clause 1.9.

Section 5 Variations

General

5.1 Definition of Variations

The term 'Variation' means:

- 5.1.1 the alteration or modification of the design, quality or quantity of the Works including:
 - 5.1.1.1 the addition, omission or substitution of any work;
 - 5.1.1.2 the alteration of the kind or standard of any of the materials or goods to be used in the Works;
 - 5.1.1.3 the removal from the site of any work executed or Site Materials other than work, materials or goods which are not in accordance with this Contract;
- 5.1.2 the imposition by the Employer of any obligations or restrictions in regard to the following matters or any addition to or alteration or omission of any such obligations or restrictions that are so imposed or are imposed by the Contract Documents in regard to:
 - 5.1.2.1 access to the site or use of any specific parts of the site;
 - 5.1.2.2 limitations of working space;
 - 5.1.2.3 limitations of working hours; or
 - 5.1.2.4 the execution or completion of the work in any specific order.^[48]

5.2 Valuation of Variations and provisional sum work

The value of:

- 5.2.1 all Variations required by Architect/Contract Administrator's instructions or subsequently sanctioned by the Architect/Contract Administrator in writing;
- 5.2.2 all work which under these Conditions is to be treated as a Variation;
- 5.2.3 all work executed by the Contractor in accordance with Architect/Contract Administrator's instructions as to the expenditure of Provisional Sums included in the Priced Document or in the Employer's Requirements; and
- 5.2.4 all work executed by the Contractor for which an Approximate Quantity has been included in the Priced Document or in the Employer's Requirements

shall be such amount as is agreed by the Employer and the Contractor or, where not agreed, the amount valued by the Quantity Surveyor (a 'Valuation'). Each Valuation shall be made in accordance with clauses 5.3 to 5.7 ('the Valuation Rules'), such Valuation insofar as it relates to the Contractor's Designed Portion being in accordance with clause 5.7.

The Valuation Rules

5.3 Measurable Work

- 5.3.1 To the extent that a Valuation relates to the execution of additional or substituted work which can properly be valued by measurement or to the execution of work for which an Approximate Quantity is included in Contract Bills and subject to clause 5.7 in the case of CDP Works, such work shall be measured and shall be valued in accordance with the following rules:

[48] **+++Now footnote [41]+++** See clauses 3.8.1 and 3.8.2 for the Contractor's right of reasonable objection to Variations within clause 5.1.2.

- 5.3.1.1 where the additional or substituted work is of similar character to, is executed under similar conditions as, and does not significantly change the quantity of, work set out in the Contract Documents, the rates and prices for the work set out in the Priced Document shall determine the valuation;
- 5.3.1.2 where the additional or substituted work is of similar character to work set out in the Contract Documents but is not executed under similar conditions thereto and/or significantly changes its quantity, the rates and prices for the work set out in the Priced Document shall be the basis for determining the valuation and the Valuation shall include a fair allowance for such difference in conditions and/or quantity;
- 5.3.1.3 where the additional or substituted work is not of similar character to work set out in the Priced Document, the work shall be valued at fair rates and prices;
- 5.3.1.4 where the Approximate Quantity is a reasonably accurate forecast of the quantity of work required the rate or price for the Approximate Quantity shall determine the valuation; and
- 5.3.1.5 where the Approximate Quantity is not a reasonably accurate forecast of the quantity of work required, the rate or price for that Approximate Quantity shall be the basis for determining the valuation and the Valuation shall include a fair allowance for such difference in quantity.

Provided that clauses 5.3.1.4 and 5.3.1.5 shall apply only to the extent that the work has not been altered or modified other than in quantity.

- 5.3.2 To the extent that a Valuation relates to the omission of work set out in the Contract Documents and subject to clause 5.7 in the case of CDP Works, the rates and prices for such work therein set out shall determine the valuation of the work omitted.
- 5.3.3 In any valuation of work under clauses 5.3.1 and 5.3.2:
 - 5.3.3.1 measurement shall be in accordance with the same principles as those governing the preparation of Contract Bills, as referred to in clause 2.12;
 - 5.3.3.2 allowance shall be made for any percentage or lump sum adjustments in the Priced Document; and
 - 5.3.3.3 allowance, where appropriate, shall be made for any addition to or reduction of preliminary items of the type referred to in the Measurement Rules, provided that no such allowance shall be made in respect of compliance with an Architect/Contract Administrator's instruction for the expenditure of a Provisional Sum for defined work.

5.4 Daywork

Where the execution of additional or substituted work cannot be valued in accordance with clause 5.3 or 5.7, as applicable, the Valuation shall comprise:

- 5.4.1 the prime cost of such work (calculated in accordance with the 'Definition of Prime Cost of Daywork carried out under a Building Contract' issued by The Royal Institution of Chartered Surveyors (RICS) and Construction Industry Publications Ltd as current at the Base Date) together with Percentage Additions to each section of the prime cost at the rates stated in the Priced Document or, if they apply in respect of labour, at the All-Inclusive Rates stated therein; or
- 5.4.2 where the work is within the province of any specialist trade and the RICS and the appropriate body representing the employers in that trade have agreed and issued a definition of prime cost of daywork^[49], the prime cost of such work calculated in accordance with that definition current at the Base Date, together with Percentage Additions on the prime cost at the rates stated in the Priced Document or, if they apply in respect of labour, at the All-Inclusive Rates stated therein.

Provided that in any case vouchers specifying the time daily spent upon the work, the operatives'

[49] **+++Now footnote [42]+++** There are currently three definitions to which clause 5.4.2 refers, namely those agreed between the RICS and The Electrical Contractors' Association and SELECT, the RICS and The Building and Engineering Services Association, and the RICS and The Association of Plumbing and Heating Contractors and The Scottish and Northern Ireland Plumbing Employers' Federation.

names, the plant and the materials employed shall be delivered for verification to the Architect/Contract Administrator or its authorised representative not later than 7 Business Days after the work has been executed.

5.5 Change of conditions for other work

If as a result of:

- 5.5.1 compliance with any instruction requiring a Variation;
- 5.5.2 compliance with any instruction as to the expenditure of a Provisional Sum for undefined work;
- 5.5.3 compliance with any instruction as to the expenditure of a Provisional Sum for defined work, to the extent that the instruction for that work differs from the description given for such work in Contract Bills; or
- 5.5.4 the execution of work for which an Approximate Quantity is included in Contract Bills, to the extent that the quantity is more or less than the quantity ascribed to that work in Contract Bills,

there is a substantial change in the conditions under which any other work is executed (including CDP Works), that other work shall be treated as a Variation and shall be valued in accordance with the provisions of this section 5.

5.6 Additional provisions

- 5.6.1 To the extent that a Valuation does not relate to the execution of additional or substituted work or the omission of work or to the extent that the valuation of any work or liabilities directly associated with a Variation cannot reasonably be effected in the Valuation by the application of clauses 5.3 to 5.5 and 5.7, a fair valuation shall be made.
- 5.6.2 No allowance shall be made under the Valuation Rules for any effect upon the regular progress of the Works or of any part of them or for any other direct loss and/or expense for which the Contractor would be reimbursed by payment under any other provision in these Conditions.

5.7 Contractor's Designed Portion – Valuation

Valuations relating to the Contractor's Designed Portion shall be made under this clause 5.7.

- 5.7.1 Allowance shall be made in such Valuations for the addition or omission of the relevant design work.
- 5.7.2 The valuation of additional or substituted work shall be consistent with the values of work of a similar character set out in the CDP Analysis, making due allowance for any change in the conditions under which work is carried out and/or any significant change in the quantity of the work so set out. Where there is no work of a similar character set out in the CDP Analysis a fair valuation shall be made.
- 5.7.3 The valuation of the omission of work set out in the CDP Analysis shall be in accordance with the values therein for such work.
- 5.7.4 Clauses 5.3.3.2, 5.3.3.3, 5.4 and 5.5 shall apply so far as is relevant.

Section 6 Injury, Damage and Insurance

Personal Injury and Property Damage

6.1 Contractor's liability – personal injury or death

The Contractor shall be liable for, and shall indemnify the Employer against, any expense, liability, loss, claim or proceedings whatsoever in respect of personal injury to or the death of any person arising out of or in the course of or caused by the carrying out of the Works, except to the extent that the same is due to any act or neglect of the Employer, any Employer's Person or any Statutory Provider.

6.2 Contractor's liability – loss, injury or damage to property

Subject to clause 6.3, the Contractor shall be liable for, and shall indemnify the Employer against, any expense, liability, loss, claim or proceedings in respect of any loss, injury or damage whatsoever to any property real or personal in so far as such loss, injury or damage arises out of or in the course of or by reason of the carrying out of the Works and to the extent that the same is due to any negligence, breach of statutory duty, omission or default of the Contractor or any Contractor's Person.

6.3 Loss or damage to Existing Structures or their contents

- 6.3.1 Where paragraph C.1 of Insurance Option C applies, the Contractor's liability and indemnity under clause 6.2 excludes any loss or damage to Existing Structures or to any of their contents required to be insured under that option that is caused by any of the risks or perils required or agreed to be insured against under that option.
- 6.3.2 The exclusion in clause 6.3.1 shall apply notwithstanding that the loss or damage is or may be due in whole or in part to the negligence, breach of statutory duty, omission or default of the Contractor or any Contractor's Person.
- 6.3.3 Where Insurance Option C applies but a C.1 Replacement Schedule applies in lieu of paragraph C.1, the Contractor's liability and indemnity under clause 6.2 shall, in respect of loss, injury or damage to the Existing Structures and their contents due to the causes specified in that clause, be subject only to such limitations or exclusions as are specified in that schedule.
- 6.3.4 The reference in clause 6.2 to 'property real or personal' does not include the Works, work executed or Site Materials up to and including the date of issue of the Practical Completion Certificate or, if earlier, the date of termination of the Contractor's employment, except that:
 - 6.3.4.1 after the date of issue of a Section Completion Certificate, the Section to which it relates shall no longer be regarded as 'the Works' or 'work executed' for these purposes; and
 - 6.3.4.2 if partial possession is taken under clause 2.25, the Relevant Part shall no longer be so regarded after the Relevant Date.

Insurance against Personal Injury and Property Damage

6.4 Contractor's insurance of its liability

- 6.4.1 Without limiting or affecting its indemnities to the Employer under clauses 6.1 and 6.2, the Contractor shall effect and maintain insurance in respect of claims arising out of the liabilities referred to in those clauses which:
 - 6.4.1.1 in respect of claims for personal injury to or the death of any employee of the Contractor arising out of and in the course of such person's employment, shall comply with all relevant legislation; and

6.4.1.2 for all other claims to which clause 6.4.1 applies^[50], shall indemnify the Employer in like manner to the Contractor (but only to the extent that the Contractor may be liable to indemnify the Employer under the terms of this Contract) and shall for any one occurrence or series of occurrences arising out of one event be in a sum not less than that stated in the Contract Particulars for clause 6.4.1.^[51]

6.4.2 As to evidence that such insurances have been effected and are being maintained and the consequences of failure to comply, clause 6.12 shall apply.

6.5 Contractor's insurance of liability of Employer

6.5.1 If the Contract Particulars state that insurance under clause 6.5.1 may be required, the Contractor shall if instructed by the Architect/Contract Administrator effect and maintain a policy of insurance in the names of the Employer and the Contractor for the amount of indemnity there stated in respect of any expense, liability, loss, claim or proceedings which the Employer may incur or sustain by reason of injury or damage to any property caused by collapse, subsidence, heave, vibration, weakening or removal of support or lowering of ground water arising out of or in the course of or by reason of the carrying out of the Works, excluding injury or damage:

6.5.1.1 for which the Contractor is liable under clause 6.2; or

6.5.1.2 which is attributable to errors or omissions in the designing of the Works; or

6.5.1.3 which can reasonably be foreseen to be inevitable having regard to the nature of the work to be executed and the manner of its execution; or

6.5.1.4 (if Insurance Option C applies) which it is the responsibility of the Employer to insure under paragraph C.1 of Schedule 1; or

6.5.1.5 to the Works and Site Materials except where the Practical Completion Certificate has been issued or in so far as any Section is the subject of a Section Completion Certificate; or

6.5.1.6 which arises from any consequence of war, invasion, act of foreign enemy, hostilities (whether war is declared or not), civil war, rebellion or revolution, insurrection or military or usurped power; or

6.5.1.7 which is directly or indirectly caused by or contributed to by or arises from the Excepted Risks; or

6.5.1.8 which is directly or indirectly caused by or arises out of pollution or contamination of buildings or other structures or of water or land or the atmosphere happening during the period of insurance, save that this exception shall not apply in respect of pollution or contamination caused by a sudden identifiable, unintended and unexpected incident which takes place in its entirety at a specific moment in time and place during the period of insurance (all pollution or contamination which arises out of one incident being considered for the purpose of this insurance to have occurred at the time such incident takes place); or

6.5.1.9 which results in any costs or expenses being incurred by the Employer or in any other sums being payable by the Employer in respect of damages for breach of contract, except to the extent that such costs or expenses or damages would have attached in the absence of any contract.

6.5.2 Any insurance under clause 6.5.1 shall be placed with insurers approved by the Employer, and the Contractor shall upon its issue deposit the policy with the Architect/Contract Administrator or, if so directed, the Employer.

6.5.3 Amounts expended by the Contractor to effect and maintain that insurance shall on production of receipts be added to the Contract Sum, and clause 6.12 shall apply.

[50] +++Now footnote [43]+++ It should be noted that the cover granted under Public Liability policies taken out pursuant to clause 6.4.1 may not be co-extensive with the indemnity given to the Employer in clauses 6.1 and 6.2: for example, each claim may be subject to an excess and cover may not be available in respect of loss or damage due to gradual pollution.

[51] +++Now footnote [44]+++ The Contractor may, if it wishes, insure for a sum greater than that stated in the Contract Particulars.

6.6 Excepted Risks

Notwithstanding clauses 6.1, 6.2 and 6.4.1, the Contractor shall neither be liable to indemnify the Employer nor obliged to insure against any personal injury to or the death of any person or any damage, loss or injury to the Works, Site Materials, work executed, the site or any other property caused by the effect of an Excepted Risk.

Insurance of the Works and Existing Structures

6.7 Insurance Options and period

- 6.7.1 Insurance Options A, B and C are set out in Schedule 1. The Insurance Option that applies to this Contract is that stated in the Contract Particulars.^[52]
- 6.7.2 In each case the Party responsible for effecting a Joint Names Policy under the Insurance Option that applies (the 'Works Insurance Policy') shall maintain that policy up to and including the date of issue of the Practical Completion Certificate, or last Section Completion Certificate, or (if earlier) the date of termination of the Contractor's employment, except that the obligation to maintain a Works Insurance Policy:
- 6.7.2.1 shall not apply in relation to a Section after the date of issue of its Section Completion Certificate; and
- 6.7.2.2 if partial possession is taken under clause 2.25, shall not as from the Relevant Date apply in relation to the Relevant Part.

6.8 Related definitions

In these Conditions the following phrases shall have the following meanings:

All Risks Insurance^[53]: insurance which provides cover against any physical loss or damage to work executed and Site Materials and against the reasonable cost of the removal and disposal of debris and of any shoring and propping of the Works which results from such physical loss or damage but excluding the cost necessary to repair, replace or rectify:

- (a) property which is defective due to:
- (i) wear and tear,
- (ii) obsolescence, or
- (iii) deterioration, rust or mildew;
- (b) any work executed or any Site Materials lost or damaged as a result of its own defect in design, plan, specification, material or workmanship or any other work executed which is lost or damaged in consequence thereof where such work relied for its support or stability on such work which was defective^[54];

[52] **+++Now footnote [45]+++** Insurance Options A and B are for use in the case of new buildings. **Insurance Option A** is applicable where the Contractor is required to take out a Joint Names Policy for All Risks Insurance of the Works or to include them on that basis within its Annual Construction policy; **Insurance Option B** is applicable where the Employer has elected to take out that Joint Names Policy. **Insurance Option C** is for use in the case of alterations of or extensions to Existing Structures. Under that option, the Employer is required to take out a Joint Names Policy for All Risks Insurance for the Works and also, if paragraph C.1 applies, a Joint Names Policy to insure the Existing Structures and their contents owned by it or for which it is responsible against loss or damage by the Specified Perils. Some Employers (e.g. tenants and some homeowners) may not be able readily to obtain the Joint Names cover required under paragraph C.1. Where that is the case, alternative arrangements through use of a C.1 Replacement Schedule or as otherwise described in the Intermediate Building Contract Guide will be necessary. **Where there are Existing Structures, it is vital that any prospective Employer which is not familiar with Insurance Option C – in particular any Employer which is a tenant or domestic homeowner – or an appropriate member of the Employer's professional team, should consult specialist insurance advisers prior to the tender stage. Any Employer which is a tenant should also consult its insuring landlord prior to that stage.**

[53] **+++Now footnote [46]+++** The risks and costs that All Risks Insurance is required to cover are defined by exclusions. Policies issued by insurers are not standardised; the way in which insurance for these risks is expressed varies and **in some cases it may not be possible for insurance to be taken out against certain of the risks required to be covered**. As respects All Risks policies, see the Intermediate Building Contract Guide. In the case of Terrorism Cover, where the extension of cover will involve an additional premium and may in certain situations be difficult to effect, the requirement is expressly limited to Pool Re Cover or such other cover as is agreed and set out in the Contract Particulars. That extension and any other relevant details of Works insurance also require discussion and agreement between the Parties and their insurance advisers at an early stage, **prior to entering into the Contract**.

- (c) loss or damage caused by or arising from:
 - (i) any consequence of war, invasion, act of foreign enemy, hostilities (whether war be declared or not), civil war, rebellion, revolution, insurrection, military or usurped power, confiscation, commandeering, nationalisation or requisition or loss or destruction of or damage to any property by or under the order of any government *de jure* or *de facto* or public, municipal or local authority,
 - (ii) disappearance or shortage if such disappearance or shortage is only revealed when an inventory is made or is not traceable to an identifiable event, or
 - (iii) an Excepted Risk.

Excepted Risks: the risks comprise:

- (a) ionising radiations or contamination by radioactivity from any nuclear fuel or from any nuclear waste from the combustion of nuclear fuel, radioactive toxic explosive or other hazardous properties of any explosive nuclear assembly or nuclear component thereof (other than such risk insofar, but only insofar, as it is included in the Terrorism Cover from time to time required to be taken out and maintained under this Contract);
- (b) pressure waves caused by aircraft or other aerial devices travelling at sonic or supersonic speeds; and
- (c) any act of terrorism that is not within the Terrorism Cover from time to time required to be taken out and maintained under this Contract.

Joint Names Policy: a policy of insurance which includes the Employer and the Contractor as composite insured and under which the insurers have no right of recourse against any person named as an insured, or, pursuant to clause 6.9, recognised as an insured thereunder.

Pool Re Cover: such insurance against loss or damage to work executed and Site Materials caused by or resulting from terrorism as is from time to time generally available from insurers which are members of the Pool Reinsurance Company Limited scheme or of any similar successor scheme.^[55]

Specified Perils: fire, lightning, explosion, storm, flood, escape of water from any water tank, apparatus or pipe, earthquake, aircraft and other aerial devices or articles dropped therefrom, riot and civil commotion, but excluding Excepted Risks.

Terrorism Cover: Pool Re Cover or other insurance against loss or damage to work executed and Site Materials (and/or, for the purposes of clause 6.11.1, to an Existing Structure and/or its contents) caused by or resulting from terrorism.^[55]

6.9 Sub-contractors – Specified Perils cover under Works Insurance Policies

6.9.1 The Contractor, where Insurance Option A applies, and the Employer, where Insurance Option B or C applies, shall ensure that the Works Insurance Policy either:

- 6.9.1.1 provides for recognition of each sub-contractor as an insured under the policy; or
- 6.9.1.2 includes a waiver by the insurers of any right of subrogation which they may have against any such sub-contractor

in respect of loss or damage by the Specified Perils to the Works or relevant Section, work executed and Site Materials and that this recognition or waiver continues up to and including the date of issue of any certificate or other document which states that in relation to the Works, the sub-contractor's works are practically complete or, if earlier, the date of termination of the sub-contractor's employment. Where there are Sections, the recognition

[54] **+++Now footnote [47]+++** In an All Risks Insurance policy for the Works, cover should not be reduced by any exclusion that goes beyond the terms of paragraph (b) in this definition. For example, an exclusion in terms that 'This Policy excludes all loss of or damage to the property insured due to defective design, plan, specification, materials or workmanship' would not be in accordance with the terms of the relevant Insurance Options or that definition. In relation to design defects, wider All Risks cover than that specified may be available, though it is not standard.

[55] **+++Now footnote [48]+++** As respects Terrorism Cover and the requirements of Insurance Options A, B and C, see footnote [53] **+++ now footnote [46] +++** and the Intermediate Building Contract Guide.

or waiver for a sub-contractor in relation to a Section shall cease upon the issue of such certificate or other document for the sub-contractor's work in that Section.

- 6.9.2 Clause 6.9.1 applies also in respect of any Works Insurance Policy taken out in default under clause 6.12.2.
- 6.9.3 Where paragraph C.1 of Insurance Option C applies or Insurance Option C applies but a C.1 Replacement Schedule applies in lieu of paragraph C.1, the Employer shall also ensure that the policy of insurance referred to in that paragraph or the provisions of that schedule shall provide for recognition of any Named Sub-Contractor as an insured under that policy or schedule or include a waiver in respect of that Named Sub-Contractor in the terms referred to in clause 6.9.1.2, in either case up to and including the date of issue of such certificate or other document as is referred to in clause 6.9.1 or earlier date of termination of the Named Sub-Contractor's employment.^[56]

6.10 Terrorism Cover – policy extensions and premiums

- 6.10.1 To the extent that the Works Insurance Policy excludes (or would otherwise exclude) loss or damage caused by terrorism, the Contractor, where Insurance Option A applies, or the Employer, where Insurance Option B or C applies, shall unless otherwise agreed effect and maintain, either as an extension to the Works Insurance Policy or as a separate Joint Names Policy, in the same amount and for the same period as the Works Insurance Policy, such Terrorism Cover as is specified in or by the Contract Particulars, subject to clauses 6.10.4 and 6.11.
- 6.10.2 Where Insurance Option A applies and the Contractor is required to take out and maintain Pool Re Cover, the cost of that cover and its renewal shall be deemed to be included in the Contract Sum save that, if at any renewal of the cover there is a variation in the rate on which the premium is based, the Contract Sum shall be adjusted by the net amount of the difference between the premium paid by the Contractor and the premium that would have been paid but for the change in rate.
- 6.10.3 Where Insurance Option A applies and Terrorism Cover other than Pool Re Cover is specified as required, the cost of such other cover and of its renewal shall be added to the Contract Sum.
- 6.10.4 Where Insurance Option A applies and the Employer is a Local or Public Authority, if at any renewal of the Terrorism Cover (of any type) there is an increase in the rate on which the premium is based, the Employer may instruct the Contractor not to renew the Terrorism Cover. If it so instructs, clause 6.13.5.3 shall apply with effect from the renewal date.

6.11 Terrorism Cover – non-availability – Employer's options

- 6.11.1 If the insurers named in any Joint Names Policy notify either Party that, with effect from a specified date (the 'cessation date'), Terrorism Cover will cease and will no longer be available or will only continue to be available with a reduction in the scope or level of such cover, the recipient shall immediately notify the other Party.
- 6.11.2 The Employer, after receipt of such notification but before the cessation date, shall give notice to the Contractor either:
- 6.11.2.1 that, notwithstanding the cessation or reduction in scope or level of Terrorism Cover, the Employer requires that the Works continue to be carried out; or
- 6.11.2.2 that on the date stated in the Employer's notice (which shall be a date after the date of the insurers' notification but no later than the cessation date) the Contractor's employment under this Contract shall terminate.
- 6.11.3 Where Insurance Option A applies and the Employer gives notice under clause 6.11.2.1 requiring continuation of the Works, the Employer may instruct the Contractor to effect and maintain any alternative or additional form of Terrorism Cover then reasonably obtainable by the Contractor; the net additional cost to the Contractor of any such cover and its renewal shall be added to the Contract Sum.

[56] **+++Now footnote [49]+++** As to Insurance Option C, paragraph C.1 and the alternative arrangements that may be made through use of a C.1 Replacement Schedule generally see footnote [52] **+++ now footnote [45] +++**. Where using a C.1 Replacement Schedule, the Employer should consider how the requirements in clause 6.9.3 are to be dealt with and should obtain specialist insurance advice as appropriate.

- 6.11.4 If the Employer gives notice of termination under clause 6.11.2.2, then upon and from such termination the provisions of clause 8.12 shall apply.
- 6.11.5 If the Employer does not give notice of termination under clause 6.11.2.2, but work executed and/or Site Materials thereafter suffer physical loss or damage caused by terrorism, clauses 6.13 and 6.14 shall as appropriate apply.

6.12 Evidence of insurance

- 6.12.1 Where a Party is required by this Contract to effect and maintain an insurance policy or cover under any of clauses 6.4, 6.5, 6.7 and 6.10, or is responsible for ensuring that it is effected and maintained, that Party shall at the request of the other Party supply such documentary evidence as the other Party may reasonably require that the policy or cover has been effected and remains in force.
- 6.12.2 If a Party required to provide such documentary evidence fails to provide it within 7 days of a request being made, the other Party may assume that there has been a failure to insure, and may insure against any risk, liability or expense to which it may be exposed as a consequence, but shall not be obliged to do so. If the other Party insures, the defaulting Party shall be liable in the case of insurance under clause 6.4, 6.7 or 6.10 for the costs or, in the case of insurance required under clause 6.5, any additional cost that the other Party incurs in taking out and maintaining that insurance. Any costs payable to the Contractor shall be added to the Contract Sum; any costs payable to the Employer may be deducted from any sums due or to become due to the Contractor or shall be recoverable from the Contractor as a debt.

6.13 Loss or damage – insurance claims and reinstatement

- 6.13.1 If during the carrying out of the Works any loss or damage affecting any executed work or Site Materials is occasioned by any of the risks covered by the Works Insurance Policy or an Excepted Risk or there is any loss of or damage of any kind to any of the Existing Structures or their contents, the Contractor shall forthwith upon it occurring or becoming apparent give notice both to the Architect/Contract Administrator and to the Employer of its nature, location and extent.
- 6.13.2 Subject to clauses 6.13.5.1 and 6.13.6, the occurrence of such loss or damage to executed work or Site Materials shall be disregarded in calculating any amounts payable to the Contractor under this Contract.
- 6.13.3 The Contractor, for itself and for all its sub-contractors recognised as an insured under the Works Insurance Policy, shall authorise the insurers to pay to the Employer all monies from such insurance, and from any policies covering Existing Structures or their contents that are effected by the Employer.
- 6.13.4 Where loss or damage affecting executed work or Site Materials is occasioned by any risk covered by the Works Insurance Policy, and subject to clause 6.14 where relevant, the Contractor shall after any inspection required by the insurers under the Works Insurance Policy and with due diligence restore the damaged work, replace or repair any lost or damaged Site Materials, remove and dispose of any debris (collectively 'reinstatement work') and proceed with the carrying out and completion of the Works.
- 6.13.5 Where Insurance Option A applies:
 - 6.13.5.1 the Employer shall pay all monies from such insurance to the Contractor by instalments under separate reinstatement work certificates issued by the Architect/Contract Administrator at the same dates as those for Interim Certificates under clause 4.8 but without deduction of retention and less only the amounts referred to in clause 6.13.5.2;
 - 6.13.5.2 the Employer may retain from those monies any amounts properly incurred by the Employer and notified by it to insurers in respect of professional fees up to the aggregate amount of the percentage cover for those fees or (if less) the amount paid by insurers in respect of those fees;
 - 6.13.5.3 in respect of reinstatement work, the Contractor shall not be entitled to any payment other than amounts received under the Works Insurance Policy except where there has been a cessation of or reduction in Terrorism Cover under clause 6.10.4 or 6.11 and loss or damage is then caused by or results from terrorism, in which case the reinstatement work shall, to the extent that its cost is

no longer recoverable under the policy, be treated as a Variation and under clause 4.9.2 or 6.13.5.1 included in Interim Certificates. In neither case shall there be any reduction in any amount payable by reason of any act or neglect of the Contractor or of any sub-contractor which may have contributed to the physical loss or damage;

6.13.5.4 for the purposes of clause 2.20.1 (but not otherwise under these Conditions except as referred to in clause 6.13.5.3) reinstatement work shall be treated as a Variation.

6.13.6 Where Insurance Option B or paragraph C.2 of Insurance Option C applies or where loss or damage is caused by an Excepted Risk, reinstatement work shall be treated as a Variation.

6.14 Loss or damage to Existing Structures – right of termination

If there is material loss of or damage to any of the Existing Structures, the Employer shall be under no obligation to reinstate those structures, but either Party may, if it is just and equitable, terminate the Contractor's employment under this Contract by notice given to the other in accordance with clause 1.7.4 within 28 days of the occurrence of that loss or damage. If such notice is given, then:

6.14.1 unless within 7 days of receiving the notice (or such longer period as may be agreed) the Party to which it is given invokes a dispute resolution procedure of this Contract to determine whether the termination is just and equitable, it shall be deemed to be so;

6.14.2 upon the giving of that notice or, where a dispute resolution procedure is invoked within that period, upon any final upholding of the notice, the provisions of clause 8.12 shall apply.

Joint Fire Code – compliance

6.15 Application of clauses

Clauses 6.16 to 6.18 apply where the Contract Particulars state that the Joint Fire Code applies.

6.16 Compliance with Joint Fire Code

The Parties shall comply with the Joint Fire Code and any amendments or revisions to it; the Employer shall ensure such compliance by all Employer's Persons and the Contractor shall ensure such compliance by all Contractor's Persons.

6.17 Breach of Joint Fire Code – Remedial Measures

6.17.1 If a breach of the Joint Fire Code occurs and the insurers under the Works Insurance Policy specify by notice to the Employer or the Contractor the remedial measures they require (the 'Remedial Measures'), the Party receiving the notice shall send copies of it to the other and to the Architect/Contract Administrator, and then:

6.17.1.1 subject to clause 6.17.1.2, where the Remedial Measures relate to the obligation of the Contractor to carry out and complete the Works, the Contractor shall ensure that the Remedial Measures are carried out by such date as the insurers specify; and

6.17.1.2 to the extent that the Remedial Measures require a Variation to the Works as described in the Contract Documents or in an Architect/Contract Administrator's instruction, the Architect/Contract Administrator shall issue such instructions as are necessary to enable compliance. If, in an emergency, compliance with the Remedial Measures in whole or in part requires the Contractor to supply materials or execute work before receiving instructions under this clause 6.17.1.2, the Contractor shall supply the materials and execute the work reasonably necessary to secure immediate compliance. The Contractor shall forthwith notify the Architect/Contract Administrator of the emergency and of the steps it is taking. Save to the extent they relate to the Contractor's Designed Portion, the work and materials reasonably necessary shall be treated as if executed and supplied under a Variation instruction.

6.17.2 If the Contractor, within 7 days of receipt of a notice specifying Remedial Measures not requiring an Architect/Contract Administrator's instruction under clause 6.17.1.2, does not begin to carry out or thereafter fails without reasonable cause regularly and diligently to

proceed with the Remedial Measures, then the Employer may employ and pay other persons to carry out those Remedial Measures. The Contractor shall be liable for all additional costs incurred by the Employer in connection with such employment and an appropriate deduction shall be made from the Contract Sum.

6.18 Joint Fire Code – amendments/revisions

Where the Joint Fire Code is, under a Joint Names Policy, applicable to the Works and amendments or revisions are made to it after the Base Date, any cost of compliance by the Contractor with amendments or revisions made after that date shall be borne as stated in the Contract Particulars. If the cost is to be borne by the Employer, it shall be added to the Contract Sum.

CDP Professional Indemnity Insurance

6.19 Obligation to insure

The Contractor shall:

- 6.19.1 forthwith after this Contract has been entered into, take out (unless it has already done so) a Professional Indemnity insurance policy with limits of indemnity of the types and in amounts not less than those stated in the Contract Particulars^[57];
- 6.19.2 thereafter, provided it is available at commercially reasonable rates and terms, maintain such insurance until the expiry of the period stated in the Contract Particulars from the date of practical completion of the Works; and
- 6.19.3 as and when reasonably requested to do so by the Employer or the Architect/Contract Administrator, produce for inspection documentary evidence that such insurance has been effected and/or is being maintained.

6.20 Increased cost and non-availability

If the insurance referred to in clause 6.19 ceases to be available at commercially reasonable rates or terms, the Contractor shall immediately give notice to the Employer so that the Contractor and the Employer can discuss the means of best protecting their respective positions in the absence of such insurance.

[57] **+++Now footnote [50]+++** See the Intermediate Building Contract Guide.

Section 7 Assignment, Performance Bonds and Guarantees and Collateral Warranties

Assignment

7.1 Assignment

Neither the Employer nor the Contractor shall without the consent of the other assign this Contract or any rights thereunder.

Performance Bonds and Guarantees

7.2 Performance Bonds and Guarantees

The Contractor shall on the execution of this Contract provide to the Employer whichever of the following the Contract Particulars state as being required:

7.2.1 a performance bond or guarantee of the Contractor's due performance of the Contract from a bank or other surety approved by the Employer in an amount equal to the percentage of the Contract Sum and for the period stated in the Contract Particulars;

7.2.2 a guarantee by the Contractor's parent company identified in the Contract Particulars;

any such bond or guarantee, unless otherwise agreed by the Employer, being substantially in the form of the document identified by the Contract Particulars.

Collateral Warranties

7.3 Rights Particulars

The requirements for the grant of P&T Rights and Funder Rights by the Contractor and sub-contractors and any requirement for the grant of Employer Rights by any sub-contractors ('Rights Particulars') are set out in the document(s) identified in the Contract Particulars against the reference to clause 7.3.^[58] As respects those requirements:

7.3.1 such rights are conferred only on persons sufficiently identified (by name, class or description) in the Rights Particulars;

7.3.2 unless otherwise stated in the Rights Particulars, the term 'the Consultants' shall in all collateral warranties to be given mean the Architect/Contract Administrator and the Quantity Surveyor (including any replacements), together with any other consultants providing design services to the Employer in connection with the Works.

7.4 Notices

Each notice to the Contractor referred to in clauses 7.6 to 7.8 shall be given in accordance with clause 1.7.4.

[58] **+++Now footnote [51]+++** The relevant Rights Particulars should identify the beneficiaries (by name, class or description) and the sub-contractors which are also required to grant rights by way of Collateral Warranties, state in those cases where the default provision is not to apply which alternative provision is to apply in its place and give any other details required to complete the terms of the warranties that are to be given. A Model Form for the Rights Particulars is included in the Intermediate Building Contract Guide and is also available on the JCT website www.jcttld.co.uk. Employers should be selective in identifying the sub-contractors (or categories of sub-contractor) from which collateral warranties may be required and should **not** include any Named Sub-Contractor since such matters are intended to be dealt with by the Intermediate Named Sub-Contractor/Employer Agreement ICSUB/NAM/E and not to be governed by the Intermediate Named Sub-Contract itself (ICSUB/NAM). Directions may be needed as to mode of execution of sub-contracts and/or collateral warranties by relevant sub-contractors. See also the Intermediate Building Contract Guide.

7.5 Execution of Collateral Warranties

Where this Contract is executed as a deed, any collateral warranty to be entered into by the Contractor pursuant to clause 7.6 or 7.7 shall be executed as a deed. Where this Contract is executed under hand, any such warranty may be executed under hand.^[59]

7.6 Contractor's Warranties – Purchasers and Tenants

Where the Rights Particulars state that the Contractor shall confer P&T Rights on a Purchaser or Tenant by way of collateral warranty, the Employer may by notice to the Contractor, identifying the Purchaser or Tenant and its interest in the Works, require that the Contractor within 14 days from receipt of that notice enter into a Collateral Warranty with such Purchaser or Tenant in the form CWa/P&T, completed in accordance with the relevant Rights Particulars.

7.7 Contractor's Warranty – Funder

Where the Rights Particulars state that the Contractor shall confer Funder Rights on a Funder by way of collateral warranty, the Employer may by notice to the Contractor require that the Contractor within 14 days from receipt of the Employer's notice enter into a Collateral Warranty with the Funder in the form CWa/F, completed in accordance with the relevant Rights Particulars.

7.8 Sub-Contractors' Warranties

Where the Rights Particulars state that a sub-contractor shall execute and deliver a Collateral Warranty in favour of a Purchaser, Tenant or Funder and/or the Employer:

- 7.8.1 the Contractor shall comply with the Contract Documents as to the obtaining of such warranties including:
 - 7.8.1.1 on receipt of notice from the Employer (or Architect/Contract Administrator on the Employer's behalf) identifying in each case the sub-contractor, type of warranty and beneficiary, promptly giving notice under clause 2.18.2 of the JCT Intermediate Sub-Contract Conditions or other equivalent sub-contract condition to each sub-contractor identified in the Employer's notice; and
 - 7.8.1.2 in the case of each Collateral Warranty specified in the Employer's notice and within 21 days of receipt of that notice, taking such steps as are required to obtain each warranty, promptly forwarding the executed document to the Employer or as the Employer may direct and, where Collateral Warranty SCWa/F is required, having itself also executed and delivered the document;
- 7.8.2 any amendment to the form of any collateral warranty proposed by a sub-contractor shall require approval by both the Contractor and the Employer.

[59] **+++Now footnote [52]+++** See the footnote to clause 7.3 above.

Section 8 Termination

General

8.1 Meaning of insolvency

For the purposes of these Conditions:

- 8.1.1 a company becomes Insolvent:
 - 8.1.1.1 when it enters administration within the meaning of Schedule B1 to the Insolvency Act 1986;
 - 8.1.1.2 on the appointment of an administrative receiver or a receiver or manager of its property under Chapter I of Part III of that Act, or the appointment of a receiver under Chapter II of that Part;
 - 8.1.1.3 on the passing of a resolution for voluntary winding-up without a declaration of solvency under section 89 of that Act; or
 - 8.1.1.4 on the making of a winding-up order under Part IV or V of that Act.
- 8.1.2 a partnership becomes Insolvent:
 - 8.1.2.1 on the making of a winding-up order against it under any provision of the Insolvency Act 1986 as applied by an order under section 420 of that Act; or
 - 8.1.2.2 when sequestration is awarded on the estate of the partnership under section 22 of the Bankruptcy (Scotland) Act 2016 or the partnership grants a trust deed for its creditors.
- 8.1.3 an individual becomes Insolvent:
 - 8.1.3.1 on the making of a bankruptcy order against them under Part IX of the Insolvency Act 1986; or
 - 8.1.3.2 on the sequestration of their estate under the Bankruptcy (Scotland) Act 2016 or when they grant a trust deed for their creditors.
- 8.1.4 a person also becomes Insolvent if:
 - 8.1.4.1 it enters into an arrangement, compromise or composition in satisfaction of its debts (excluding a scheme of arrangement as a solvent company for the purposes of amalgamation or reconstruction);
 - 8.1.4.2 (in the case of a partnership) each partner is the subject of an individual arrangement or any other event or proceedings referred to in this clause 8.1;
 - 8.1.4.3 (in the case of a company) a moratorium pursuant to Part A1 of the Insolvency Act 1986 comes into force with respect to it; or
 - 8.1.4.4 (in the case of a company) an order is made sanctioning a compromise or arrangement pursuant to Part 26A of the Companies Act 2006 with respect to it.

Each of clauses 8.1.1 to 8.1.4 also includes any analogous arrangement, event or proceedings in any other jurisdiction.

8.2 Notices under section 8

- 8.2.1 Notice of termination of the Contractor's employment shall not be given unreasonably or vexatiously.
- 8.2.2 Such termination shall take effect on receipt of the relevant notice.

- 8.2.3 Each notice referred to in this section, except for the notices referred to in clause 8.13, shall be given in accordance with clause 1.7.4.

8.3 Other rights, reinstatement

- 8.3.1 The provisions of clauses 8.4 to 8.7 are without prejudice to any other rights and remedies of the Employer. The provisions of clauses 8.9 and 8.10, and (in the case of termination under either of those clauses) the provisions of clause 8.12, are without prejudice to any other rights and remedies of the Contractor.
- 8.3.2 Irrespective of the grounds of termination, the Contractor's employment may at any time be reinstated if and on such terms as the Parties agree.

Termination by Employer

8.4 Default by Contractor

- 8.4.1 If, before practical completion of the Works, the Contractor:
- 8.4.1.1 without reasonable cause wholly or substantially suspends the carrying out of the Works; or
 - 8.4.1.2 fails to proceed regularly and diligently with the Works; or
 - 8.4.1.3 refuses or neglects to comply with a notice or instruction from the Architect/Contract Administrator requiring it to remove any work, materials or goods not in accordance with this Contract and by such refusal or neglect the Works are materially affected; or
 - 8.4.1.4 fails to comply with clause 3.5, 3.7 or 7.1; or
 - 8.4.1.5 fails to comply with clause 3.18,
- the Architect/Contract Administrator may give to the Contractor a notice specifying the default or defaults (a 'specified' default or defaults).
- 8.4.2 If the Contractor continues a specified default for 14 days from receipt of the notice under clause 8.4.1, the Employer may on, or within 21 days from, the expiry of that 14 day period by a further notice to the Contractor terminate the Contractor's employment under this Contract.
- 8.4.3 If the Employer does not give the further notice referred to in clause 8.4.2 (whether as a result of the ending of any specified default or otherwise) but the Contractor repeats a specified default (whether previously repeated or not), then, upon or within a reasonable time after such repetition, the Employer may by notice to the Contractor terminate that employment.

8.5 Insolvency of Contractor

- 8.5.1 If the Contractor is Insolvent, the Employer may at any time by notice to the Contractor terminate the Contractor's employment under this Contract.
- 8.5.2 The Contractor shall immediately notify the Employer if it makes any proposal, gives notice of any meeting or becomes the subject of any proceedings or appointment relating to any of the matters referred to in clause 8.1.
- 8.5.3 As from the date the Contractor becomes Insolvent, whether or not the Employer has given such notice of termination:
- 8.5.3.1 clauses 8.7.3 to 8.7.6 and (if relevant) clause 8.8 shall apply as if such notice had been given;
 - 8.5.3.2 the Contractor's obligations under Article 1 and these Conditions to carry out and complete the Works shall be suspended; and
 - 8.5.3.3 the Employer may take reasonable measures to ensure that the site, the Works and Site Materials are adequately protected and that such Site Materials are retained on site; the Contractor shall allow and shall not hinder or delay the

taking of those measures.

8.6 Corruption and regulation 73(1)(b) of the PC Regulations

The Employer shall be entitled by notice to the Contractor to terminate the Contractor's employment under this or any other contract with the Employer if, in relation to this or any other such contract, the Contractor or any person employed by it or acting on its behalf shall have committed an offence under the Bribery Act 2010, or, where the Employer is a Local or Public Authority, shall have given any fee or reward the receipt of which is an offence under sub-section (2) of section 117 of the Local Government Act 1972, or, where this Contract is one to which regulation 73(1) of the PC Regulations applies, the circumstances set out in regulation 73(1)(b) of the PC Regulations apply.

8.7 Consequences of termination under clauses 8.4 to 8.6

If the Contractor's employment is terminated under clause 8.4, 8.5 or 8.6:

- 8.7.1 the Employer may employ and pay other persons to carry out and complete the Works and to make good any defects of the kind referred to in clause 2.30, or may do so itself, and the Employer and such other persons may enter upon and take possession of the site and the Works and (subject to obtaining any necessary third party consents) may use all temporary buildings, plant, tools, equipment and Site Materials for those purposes;
- 8.7.2 the Contractor shall:
 - 8.7.2.1 when required in writing by the Architect/Contract Administrator to do so (but not before), remove or procure the removal from the Works of any temporary buildings, plant, tools, equipment, goods and materials belonging to the Contractor or Contractor's Persons;
 - 8.7.2.2 without charge provide the Employer with copies of all Contractor's Design Documents then prepared, whether or not previously provided;
 - 8.7.2.3 if so required by the Employer (or by the Architect/Contract Administrator on the Employer's behalf) within 14 days of the date of termination, assign (so far as assignable and so far as it may lawfully be required to do so) to the Employer, without charge, the benefit of any agreement for the supply of materials or goods and/or for the execution of any work for the purposes of this Contract^[60];
- 8.7.3 no further sum shall become due to the Contractor under this Contract other than any amount that may become due to it under clause 8.7.6 or 8.8.3 and the Employer need not pay any sum that has already become due either:
 - 8.7.3.1 insofar as the Employer has given or gives a Pay Less Notice under clause 4.12.5; or
 - 8.7.3.2 if the Contractor, after the last date upon which such notice could have been given by the Employer in respect of that sum, has become insolvent within the meaning of clauses 8.1.1 to 8.1.3;
- 8.7.4 upon completion of the Works and the making good of defects in them (or of instructions otherwise, as referred to in clause 2.30) ('completion'), the Employer shall forthwith notify the Contractor of the date of completion and such completion shall be deemed for the purposes of this clause 8.7 to have taken place on the date so notified;
- 8.7.5 the due date for the Termination Payment under clause 8.7.6 shall be 2 months after the date of completion as referred to in clause 8.7.4;
- 8.7.6 the amount due on termination shall be calculated in accordance with the following amounts:
 - 8.7.6.1 the amount of expenses properly incurred by the Employer, including those incurred pursuant to clause 8.7.1 and, where applicable, clause 8.5.3.3, and of any direct loss and/or damage caused to the Employer and for which the Contractor is liable, whether arising as a result of the termination or otherwise;
 - 8.7.6.2 the amount of payments made to the Contractor; and

[60] +++Now footnote [53]+++ Clause 8.7.2.3 may not be effectual in cases of Contractor's insolvency.

8.7.6.3 the total amount which would have been payable for the Works in accordance with this Contract,

and if the sum of the amounts referred to in clauses 8.7.6.1 and 8.7.6.2 exceeds the amount referred to in clause 8.7.6.3, the difference shall be an amount payable by the Contractor to the Employer or, if that sum is less, by the Employer to the Contractor (the 'Termination Payment').

8.8 Employer's decision not to complete the Works

8.8.1 If within the period of 6 months from the date of termination of the Contractor's employment the Employer decides not to have the Works carried out and completed, it shall forthwith notify the Contractor. If no such notification is given but within that 6 month period the Employer does not commence to make arrangements for such carrying out and completion, for the purposes of this clause 8.8 the Employer shall on and after the expiry of that 6 month period be treated as having decided not to have the Works completed.

8.8.2 The due date for the Termination Payment under clause 8.8.3 shall be 2 months after the last day of the 6 month period referred to in clause 8.8.1 whether or not the Employer has given a notification under clause 8.8.1.

8.8.3 The amount due on termination shall be calculated in accordance with the following amounts:

8.8.3.1 the total value of work properly executed at the date of termination or date on which the Contractor became Insolvent, ascertained in accordance with these Conditions as if that employment had not been terminated, together with any amounts due to the Contractor under these Conditions not included in such total value; and

8.8.3.2 the aggregate amount of any expenses properly incurred by the Employer and of any direct loss and/or damage caused to the Employer and for which the Contractor is liable, whether arising as a result of the termination or otherwise,

and after taking into account amounts previously paid to the Contractor under this Contract, if the amount referred to in clause 8.8.3.2 exceeds the amount referred to in clause 8.8.3.1, the difference shall be an amount payable by the Contractor to the Employer or, if the clause 8.8.3.2 amount is less, by the Employer to the Contractor (the 'Termination Payment').

Termination by Contractor

8.9 Default by Employer

8.9.1 If the Employer:

8.9.1.1 does not pay by the final date for payment the amount due to the Contractor in accordance with clause 4.12 and/or any VAT properly chargeable on that amount; or

8.9.1.2 interferes with or obstructs the issue of any certificate due under this Contract; or

8.9.1.3 fails to comply with clause 7.1; or

8.9.1.4 fails to comply with clause 3.18,

the Contractor may give to the Employer a notice specifying the default or defaults (a 'specified' default or defaults).

8.9.2 If before practical completion of the Works the carrying out of the whole or substantially the whole of the uncompleted Works is suspended for a continuous period of the length stated in the Contract Particulars by reason of:

8.9.2.1 Architect/Contract Administrator's instructions under clause 2.13, 3.11 or 3.12; and/or

8.9.2.2 any impediment, prevention or default, whether by act or omission, by the Employer, the Architect/Contract Administrator, the Quantity Surveyor or any

Employer's Person

(but in either case excluding such instructions as are referred to in clause 8.11.1.2), then, unless in either case that is caused by the negligence or default of the Contractor or any Contractor's Person, the Contractor may give to the Employer a notice specifying the event or events (a 'specified' suspension event or events).

8.9.3 If a specified default or a specified suspension event continues for 14 days from the receipt of notice under clause 8.9.1 or 8.9.2, the Contractor may on, or within 21 days from, the expiry of that 14 day period by a further notice to the Employer terminate the Contractor's employment under this Contract.

8.9.4 If the Contractor for any reason does not give the further notice referred to in clause 8.9.3, but (whether previously repeated or not):

8.9.4.1 the Employer repeats a specified default; or

8.9.4.2 a specified suspension event is repeated for any period, such that the regular progress of the Works is or is likely to be materially affected thereby,

then, upon or within a reasonable time after such repetition, the Contractor may by notice to the Employer terminate the Contractor's employment under this Contract.

8.10 Insolvency of Employer

8.10.1 If the Employer is Insolvent, the Contractor may by notice to the Employer terminate the Contractor's employment under this Contract;

8.10.2 the Employer shall immediately notify the Contractor if it makes any proposal, gives notice of any meeting or becomes the subject of any proceedings or appointment relating to any of the matters referred to in clause 8.1;

8.10.3 as from the date the Employer becomes Insolvent, the Contractor's obligations under Article 1 and these Conditions to carry out and complete the Works shall be suspended.

Termination by either Party and regulation 73(1)(a) of the PC Regulations**8.11 Termination by either Party and regulation 73(1)(a) of the PC Regulations**

8.11.1 If, before practical completion of the Works, the carrying out of the whole or substantially the whole of the uncompleted Works is suspended for the relevant continuous period of the length stated in the Contract Particulars by reason of one or more of the following events:

8.11.1.1 force majeure;

8.11.1.2 Architect/Contract Administrator's instructions under clause 2.13, 3.11 or 3.12 issued as a result of the negligence or default of any Statutory Provider;

8.11.1.3 loss or damage to the Works occasioned by any risk covered by the Works Insurance Policy or by an Excepted Risk;

8.11.1.4 civil commotion or the use or threat of terrorism and/or the activities of the relevant authorities in dealing with such event or threat;

8.11.1.5 an epidemic:

8.11.1.5.1 first occurring after the Base Date which affects the execution of the Works; or

8.11.1.5.2 first occurring before the Base Date whose effects change after the Base Date and any such change affects the execution of the Works

by limiting the availability or use of labour or the availability of persons engaged in providing services for the Works where such labour and/or persons are necessary for the proper carrying out of the Works, or preventing the Contractor from, or delaying the Contractor in, securing such goods or materials or such services as are necessary for the proper carrying out of the Works; or

8.11.1.6 the occurrence after the Base Date of any of the following which affects the execution of the Works:

8.11.1.6.1 the passing into law of any statute, statutory instrument or other subordinate legislation, regulation or bye-law, whether to make a new law or change or repeal an existing law;

8.11.1.6.2 the exercise of any statutory power, except to the extent caused or contributed to by any default, whether by act or omission, of the Contractor or any Contractor's Person; or

8.11.1.6.3 the publication of any guidance,

by the United Kingdom Government or any of the devolved administrations, or any Local or Public Authority or any equivalent authority governed by public law in any of the devolved administrations, or in the case of guidance by the Construction Leadership Council or its successor,

then either Party, subject to clause 8.11.2, may upon the expiry of that relevant period of suspension give notice to the other that, unless the suspension ceases within 7 days after the date of receipt of that notice, it may terminate the Contractor's employment under this Contract. Failing such cessation within that 7 day period, it may then by further notice terminate that employment.

8.11.2 The Contractor shall not be entitled to give notice under clause 8.11.1 in respect of the matter referred to in clause 8.11.1.3 where the loss or damage to the Works was caused by the negligence or default of the Contractor or any Contractor's Person.

8.11.3 Where this Contract is one to which regulation 73(1) of the PC Regulations applies the Employer shall be entitled by notice to the Contractor to terminate the Contractor's employment under this Contract where the grounds set out in regulation 73(1)(a) of the PC Regulations apply.

Consequences of Termination under clauses 8.9 to 8.11, etc.

8.12 Consequences of Termination under clauses 8.9 to 8.11, etc.

If the Contractor's employment is terminated under any of clauses 8.9 to 8.11 or under clause 6.11.2.2 or 6.14:

8.12.1 no further sums shall become due to the Contractor otherwise than in accordance with this clause 8.12;

8.12.2 the Contractor shall:

8.12.2.1 with all reasonable dispatch remove or procure the removal from the site of any temporary buildings, plant, tools and equipment belonging to the Contractor and Contractor's Persons and, subject to the provisions of clause 8.12.5, all goods and materials (including Site Materials); and

8.12.2.2 without charge provide to the Employer copies of the documents referred to in clause 2.32 then prepared;

8.12.3 the Contractor shall not later than 2 months after the date of termination provide the Employer with all documents necessary for calculating the amounts referred to in clause 8.12.5. Not later than 3 months after receipt of those documents, the Employer shall prepare and send to the Contractor an account which shall set out the amounts referred to in clause 8.12.5;

8.12.4 the due date for the Termination Payment under clause 8.12.5 shall be the last date for issue of the Employer's account under clause 8.12.3;

8.12.5 the amount due on termination from the Employer to the Contractor or (if a negative amount) from the Contractor to the Employer shall be the aggregate of:

8.12.5.1 the total value of work properly executed at the date of termination of the Contractor's employment, ascertained in accordance with these Conditions as if the employment had not been terminated, together with any other amounts due

to the Contractor under these Conditions;

- 8.12.5.2 any sums ascertained in respect of direct loss and/or expense under clause 4.16 (whether ascertained before or after the date of termination);
- 8.12.5.3 the reasonable cost of removal under clause 8.12.2;
- 8.12.5.4 the cost of materials or goods (including Site Materials) properly ordered for the Works for which the Contractor then has paid or is legally bound to pay;
- 8.12.5.5 (only where the Contractor's employment is terminated either under clause 8.9 or 8.10, or under clause 8.11.1.3 if the loss or damage to the Works was caused by the negligence or default of the Employer or any Employer's Person) any direct loss and/or damage caused to the Contractor by the termination,

less amounts previously paid to the Contractor under this Contract, but without deduction of any retention (the 'Termination Payment'). Payment by the Employer for any such materials and goods as are referred to in clause 8.12.5.4 shall be subject to those materials and goods thereupon becoming the Employer's property.

Termination Payment – final date, notices and amount

8.13 Termination Payment – final date, notices and amount

- 8.13.1 Subject to clause 8.13.5, the final date for payment of the Termination Payment shall be 14 days from its due date, as fixed in accordance with clause 8.7.5, 8.8.2 or 8.12.4.
- 8.13.2 Not later than 5 days after the due date for the Termination Payment the Employer shall give a notice to the Contractor, stating the sum that it considers to be or have been due at the due date, calculated in accordance with clause 8.7.6, 8.8.3 or 8.12.5, and the basis on which that sum has been calculated (the 'Employer's Termination Payment Notice'). Such notice shall show the difference or amount referred to in clause 8.7.6, 8.8.3 or 8.12.5 as a balance due to the Contractor from the Employer or vice versa.
- 8.13.3 If the Party by which the Termination Payment is stated to be payable ('the payer') intends to pay less than the stated balance, it shall not later than 5 days before the final date for payment give the other Party a Pay Less Notice in accordance with clause 4.13.1.
- 8.13.4 Where a Pay Less Notice is given under clause 8.13.3, the payment to be made on or before the final date for payment shall not be less than the amount stated in it as due.
- 8.13.5 If an Employer's Termination Payment Notice is not given in accordance with clause 8.13.2:
 - 8.13.5.1 the Contractor may at any time after the 5 day period referred to in clause 8.13.2 give a notice to the Employer, stating the sum that the Contractor considers to have become due under clause 8.7.6, 8.8.3 or 8.12.5 at the due date and the basis on which that sum has been calculated (the 'Contractor's Termination Payment Notice') and, subject to any Pay Less Notice given under clause 8.13.5.3, the Termination Payment shall be the sum stated as due in the Contractor's Termination Payment Notice;
 - 8.13.5.2 if the Contractor gives a Contractor's Termination Payment Notice, the final date for payment of the sum specified in it shall for all purposes be regarded as postponed by the same number of days as the number of days after expiry of the 5 day period referred to in clause 8.13.2 that the Contractor's Termination Payment Notice is given;
 - 8.13.5.3 following the Contractor's Termination Payment Notice the Employer may not later than 5 days before the final date for payment give a Pay Less Notice in accordance with clause 4.13.1 and, if it gives such notice, the provisions of clause 8.13.4 shall correspondingly apply.
- 8.13.6 If the payer fails to pay the Termination Payment, or any part of it, by the final date for its payment, the payer shall, in addition to any unpaid amount that should properly have been paid, pay the other Party simple interest on that amount at the Interest Rate for the period from the final date for payment until payment is made. Acceptance of a payment of any such interest shall not in any circumstances be construed as a waiver of any right to proper payment of the principal amount due. Any such unpaid amount and any interest under this

clause 8.13.6 shall be recoverable as a debt.

- 8.13.7 In relation to the requirements in this clause 8.13 for the giving of Employer's Termination Payment Notices, and Pay Less Notices, it is immaterial that the amount then considered to be due may be zero.

Section 9 Settlement of Disputes

Notification and negotiation of disputes

9.1 Notification and negotiation of disputes

With a view to avoidance or early resolution of disputes or differences (subject to Article 8), each Party shall promptly notify the other of any matter that appears likely to give rise to a dispute or difference. The senior executives nominated in the Contract Particulars (or if either is not available, a colleague of similar standing) shall meet as soon as practicable for direct, good faith negotiations to resolve the matter.

Mediation

9.2 Mediation

Subject to Article 8, if a dispute or difference arises under this Contract which cannot be resolved by direct negotiations, each Party shall give serious consideration to any request by the other to refer the matter to mediation.^[61]

Adjudication

9.3 Adjudication

If a dispute or difference arises under this Contract which either Party wishes to refer to adjudication, the Scheme shall apply, subject to the following:

- 9.3.1 for the purposes of the Scheme the Adjudicator shall be the person (if any) and the nominating body shall be that stated in the Contract Particulars;
- 9.3.2 where the dispute or difference is or includes a dispute or difference relating to clause 3.15 and as to whether an instruction issued thereunder is reasonable in all the circumstances:
 - 9.3.2.1 the Adjudicator to decide such dispute or difference shall (where practicable) be an individual with appropriate expertise and experience in the specialist area or discipline relevant to the instruction or issue in dispute;
 - 9.3.2.2 if the Adjudicator does not have the appropriate expertise and experience, the Adjudicator shall appoint an independent expert with such expertise and experience to advise and report in writing on whether or not the instruction under clause 3.15 is reasonable in all the circumstances.

Arbitration

9.4 Conduct of arbitration

Any arbitration pursuant to Article 9 shall be conducted in accordance with the JCT 2024 edition of the [Construction Industry Model Arbitration Rules](#) (CIMAR), provided that if any amendments to that edition of the Rules have been issued by the JCT the Parties may, by a joint notice in writing to the Arbitrator, state that they wish the arbitration to be conducted in accordance with the Rules as so amended. References in clause 9.5 to a Rule or Rules are references to such Rule(s) as set out in the JCT 2024 edition of [CIMAR](#).^[62]

[61] **+++Now footnote [54]+++** See the Intermediate Building Contract Guide.

[62] **+++Now footnote [55]+++** Arbitration or legal proceedings are **not** an appeal against the decision of the Adjudicator but are a consideration of the dispute or difference as if no decision had been made by an Adjudicator.

9.5 Notice of reference to arbitration

- 9.5.1 Where pursuant to Article 9 either Party requires a dispute or difference to be referred to arbitration, that Party shall serve on the other Party a notice of arbitration to such effect in accordance with Rule 2.1 identifying the dispute and requiring the other Party to agree to the appointment of an arbitrator. The Arbitrator shall be an individual agreed by the Parties or, failing such agreement within 14 days (or any agreed extension of that period) after the notice of arbitration is served, appointed on the application of either Party in accordance with Rule 2.3 by the person selected in accordance with the Contract Particulars.
- 9.5.2 Where two or more related arbitral proceedings in respect of the Works fall under separate arbitration agreements, Rules 2.6, 2.7 and 2.8 shall apply.
- 9.5.3 After the Arbitrator has been appointed either Party may give a further notice of arbitration to the other Party and to the Arbitrator referring any other dispute which falls under Article 9 to be decided in the arbitral proceedings and Rule 3.3 shall apply.

9.6 Powers of Arbitrator

Subject to the provisions of Article 9 and clause 1.9, the Arbitrator shall, without prejudice to the generality of their powers, have power to rectify this Contract so that it accurately reflects the true agreement made by the Parties, to direct such measurements and/or valuations as may in their opinion be desirable in order to determine the rights of the Parties and to ascertain and award any sum which ought to have been the subject of or included in any certificate and to open up, review and revise any certificate, opinion, decision, requirement or notice and to determine all matters in dispute which shall be submitted to them in the same manner as if no such certificate, opinion, decision, requirement or notice had been given.

9.7 Effect of award

Subject to clause 9.8 the award of the Arbitrator shall be final and binding on the Parties.

9.8 Appeal – questions of law

The Parties hereby agree pursuant to section 45(2)(a) and section 69(2)(a) of the Arbitration Act 1996 that either Party may (upon notice to the other Party and to the Arbitrator):

- 9.8.1 apply to the courts to determine any question of law arising in the course of the reference; and
- 9.8.2 appeal to the courts on any question of law arising out of an award made in an arbitration under this arbitration agreement.

9.9 Arbitration Act 1996

The provisions of the Arbitration Act 1996 shall apply to any arbitration under this Contract wherever the same, or any part of it, shall be conducted.

Schedules

Schedule 1 Insurance Options

(Clause 6.7)

Insurance Option A

(New Buildings – All Risks Insurance of the Works by the Contractor)^[63]

Not applicable

Contractor to effect and maintain a Joint Names Policy

~~{A.1}The Contractor shall effect and for the period specified in clause 6.7.2 maintain with insurers approved by the Employer a Joint Names Policy for All Risks Insurance with cover no less than that specified in clause 6.8 for the full reinstatement value of the Works or (where applicable) Sections (plus the percentage, if any, stated in the Contract Particulars to cover professional fees).-~~

Use of Contractor's annual policy – as alternative

~~{A.2}If and so long as the Contractor independently of this Contract maintains an annual insurance policy which in respect of the Works or Sections:~~

~~{A.2.1}provides (inter alia) All Risks Insurance with cover and in amounts no less than those specified in paragraph A.1; and~~

~~{A.2.2}is a Joint Names Policy,~~

~~that policy shall satisfy the Contractor's obligations under paragraph A.1. The annual renewal date of the policy, as supplied by the Contractor, is stated in the Contract Particulars.~~

Loss or damage

~~{A.3}Where there is loss or damage affecting any executed work and/or Site Materials, the provisions of clause 6.13 shall as relevant apply.~~

[63] **+++Now footnote [56]+++** Insurance Options A and B are for use in the case of new buildings. Insurance Option A is applicable where the Contractor is required to take out a Joint Names Policy for All Risks Insurance of the Works or to include them on that basis within its Annual Construction policy; Insurance Option B is applicable where the Employer has elected to take out that Joint Names Policy. Insurance Option C is for use in the case of alterations of or extensions to Existing Structures. Under that option, the Employer is required to take out a Joint Names Policy for All Risks Insurance for the Works and also, if paragraph C.1 applies, a Joint Names Policy to insure the Existing Structures and their contents owned by it or for which it is responsible against loss or damage by the Specified Perils. Some Employers (e.g. tenants and some homeowners) may not be able readily to obtain the Joint Names cover required under paragraph C.1. Where that is the case, alternative arrangements through use of a C.1 Replacement Schedule or as otherwise described in the Intermediate Building Contract Guide will be necessary. Where there are Existing Structures, it is vital that any prospective Employer which is not familiar with Insurance Option C – in particular any Employer which is a tenant or domestic homeowner – or an appropriate member of the Employer's professional team, should consult specialist insurance advisers prior to the tender stage. Any Employer which is a tenant should also consult its insuring landlord prior to that stage.

Insurance Option B

(New Buildings – All Risks Insurance of the Works by the Employer)^[63]

Not applicable

Employer to effect and maintain a Joint Names Policy

~~{B.1}The Employer shall effect and for the period specified in clause 6.7.2 maintain a Joint Names Policy for All Risks Insurance with cover no less than that specified in clause 6.8 for the full reinstatement value of the Works or (where applicable) Sections (plus the percentage, if any, stated in the Contract Particulars to cover professional fees).~~

Loss or damage

~~{B.2}Where there is loss or damage affecting any executed work and/or Site Materials, the provisions of clause 6.13 shall as relevant apply.~~

Insurance Option C

(Joint Names Insurance by the Employer of Existing Structures and Works in or Extensions to them)^[64]

Existing Structures and contents – Joint Names Policy for Specified Perils

- C.1** The Employer shall unless otherwise stated by the Contract Particulars for clause 6.7 and this Schedule effect and for the period specified in clause 6.7.2 maintain a Joint Names Policy in respect of the Existing Structures together with the contents of them owned by it or for which it is responsible, for the full cost of reinstatement, repair or replacement of loss or damage due to any of the Specified Perils.

The Works – Joint Names Policy for All Risks

- C.2** The Employer shall effect and for the period specified in clause 6.7.2 maintain a Joint Names Policy for All Risks Insurance with cover no less than that specified in clause 6.8 for the full reinstatement value of the Works or (where applicable) Sections (plus the percentage, if any, stated in the Contract Particulars to cover professional fees).

Loss or damage

- C.3** If during the carrying out of the Works there is any loss of or damage of any kind to any executed work, Site Materials and/or to any Existing Structures or their contents the provisions of clauses 6.13 and 6.14 shall as relevant apply.

[64] **+++Now footnote [57]+++ Insurance Option C** is for use where there are Existing Structures. It can be used in its existing printed form by those Employers able to effect the Joint Names, Specified Perils cover for the Contractor in respect of the Existing Structures and those contents that are owned by the Employer or for which it is responsible. However, the Joint Names Policy required by paragraph C.1 or the extension of a subsisting structure and contents policy to being a Joint Names Policy may not be readily available – and that provision is often not now appropriate for – refurbishment projects or alterations by tenant Employers where Existing Structures insurance is the landlord's responsibility. Joint Names cover may also not be readily available to some domestic owner-occupiers looking to undertake refurbishments or extensions to their property. The Contract Particulars for clause 6.7 and Schedule 1 therefore expressly allow the Parties in those circumstances to disapply paragraph C.1 and, by means of a C.1 Replacement Schedule, to include in place of that paragraph provisions that are tailored to their particular requirements. **In JCT's view the preparation of such replacement provisions must be assigned to insurance professionals.** An explanatory summary of the alternative arrangements generally adopted to overcome those difficulties is, however, contained in the Intermediate Building Contract Guide.

Schedule 2 Named Sub-Contractors

(Clause 3.7)

- 1 The Contractor shall notify the Architect/Contract Administrator of the date on which it enters into the sub-contract with the Named Sub-Contractor.
- 2 If the Contractor is unable to enter into a sub-contract in accordance with clause 3.7 and the particulars given in the Contract Documents, it shall immediately notify the Architect/Contract Administrator, specifying which of the particulars prevent the execution of the sub-contract. If the Architect/Contract Administrator is reasonably satisfied that the specified particulars have prevented execution, it shall issue an instruction which may:
 - 2.1 change the particulars so as to remove the impediment to execution; or
 - 2.2 omit the work; or
 - 2.3 omit the work from the Contract Documents and substitute a provisional sum.
- 3 An instruction under paragraph 2.1 or 2.2 shall be regarded as an instruction under clause 3.11 requiring a Variation and shall be valued under clause 5.2 and the provisions of clauses 2.19 (*Adjustment of Completion Date*) and 4.15 and 4.16 (*Loss and Expense*) shall as relevant apply. Where the instruction is under paragraph 2.2 the Employer may, subject to the terms of clause 2.7, have the omitted work executed in accordance with that clause. An instruction under paragraph 2.3 shall be dealt with in accordance with paragraph 5.
- 4 At any time prior to the Contractor entering into a sub-contract in accordance with clause 3.7 the Architect/Contract Administrator may issue an instruction that the work is to be carried out by a person other than the person named in the Contract Bills/Specification/Work Schedules. Such instruction shall omit the work from the Contract Documents and substitute a provisional sum which shall be dealt with in accordance with paragraph 5.
- 5
 - 5.1 In an instruction as to the expenditure of a provisional sum under clause 3.13 the Architect/Contract Administrator may require work to be executed by a person named in the instruction and the named person shall then be employed by the Contractor as a Named Sub-Contractor.
 - 5.2 Any such instruction shall incorporate a description of the work and all particulars of the tender of the named person for that work in an Intermediate Named Sub-Contract Invitation to Tender and Tender (ICSub/NAM/IT and ICSub/NAM/T) as completed, together with the Tender Documents referred to therein.
 - 5.3 Unless the Contractor makes reasonable objection to entering into a sub-contract with the named person within 14 days of the date of issue of the instruction, the Contractor shall enter into a sub-contract with the named person for the execution of the work, using the Intermediate Named Sub-Contract Agreement (ICSub/NAM/A) and incorporating the Named Sub-Contract Conditions.
- 6 The Contractor shall not terminate a Named Sub-Contractor's employment otherwise than under clause 7.4, 7.5 or 7.6 of the Named Sub-Contract Conditions, nor without the prior consent of the Architect/Contract Administrator accept termination or repudiation of the sub-contract by the Named Sub-Contractor. In either case the Contractor shall notify the Architect/Contract Administrator as soon as is reasonably practicable of any events likely to lead to termination of the Named Sub-Contractor's employment, however arising.
- 7 Whether or not the notification referred to in paragraph 6 has been given, if the Named Sub-Contractor's employment terminates before completion of the sub-contract work, the Contractor shall notify the Architect/Contract Administrator, giving particulars of the circumstances. The Architect/Contract Administrator shall issue instructions as may be necessary in which it shall:
 - 7.1 name another person to execute the work, or the outstanding balance of it, in accordance with paragraph 5.2 and subject to paragraph 5.3; or

- 7.2 instruct the Contractor to make its own arrangements for the execution of the work or the outstanding balance of the work, in which case the Contractor may sub-contract the work in accordance with clause 3.5; or
- 7.3 omit the work or the outstanding balance of work.

8 Where an instruction is issued under paragraph 7 in respect of a Named Sub-Contractor which was named in the Contract Bills/Specification/Work Schedules and whose employment has been terminated either under clause 7.4, 7.5 or 7.6 of the Named Sub-Contract Conditions or with the Architect/Contract Administrator's consent:

- 8.1 an instruction under paragraph 7.1 shall be regarded as a Relevant Event for the purposes of clause 2.19 (*Adjustment of Completion Date*), but not as a Relevant Matter for the purposes of clauses 4.15 and 4.16 (*Loss and Expense*), and the Contract Sum shall be adjusted by the amount of the increase or the reduction in the price of the second Named Sub-Contractor for the work not carried out by the first Named Sub-Contractor when compared with the first Named Sub-Contractor's price for that work. In that adjustment there shall be excluded from the price of the second Named Sub-Contractor any amount included for the repair of defects in the work of the first Named Sub-Contractor;
- 8.2 an instruction under paragraph 7.2 or 7.3 shall be regarded as one requiring a Variation to be valued under clause 5.2 and both as a Relevant Event for the purposes of clause 2.19 and a Relevant Matter for the purposes of clauses 4.15 and 4.16.

Where the instruction is under paragraph 7.3 the Employer may, subject to the terms of clause 2.7, have the omitted work executed in accordance with that clause.

9 Where an instruction is issued under paragraph 7 in respect of a Named Sub-Contractor which was named in an instruction as to the expenditure of a Provisional Sum under paragraph 5 and whose employment has been terminated under clause 7.4, 7.5 or 7.6 of the Named Sub-Contract Conditions or with the Architect/Contract Administrator's consent, such instruction shall be regarded as a further instruction issued in relation to the Provisional Sum.

10

- 10.1 Where the employment of a Named Sub-Contractor is terminated otherwise than under clause 7.4, 7.5 or 7.6 of the Named Sub-Contract Conditions and without the Architect/Contract Administrator's consent, the provisions of paragraph 8.1, 8.2 or 9 (as appropriate) shall apply in respect of the instructions under paragraph 7, but only to the extent that they result in a reduction in the Contract Sum and the instruction shall not be regarded as a Relevant Event or Relevant Matter for the purposes of clauses 2.19, 4.15 and 4.16.
- 10.2 Where the Named Sub-Contractor's employment is terminated under clause 7.4, 7.5 or 7.6 of the Named Sub-Contract Conditions or with the Architect/Contract Administrator's consent:
 - 10.2.1 the Contractor shall take such reasonable action as is necessary to recover from the Named Sub-Contractor, whether under clause 7.7 of the Named Sub-Contract Conditions or otherwise, any additional amounts payable to the Contractor by the Employer as a result of the application of paragraph 8.1, 8.2 or 9 together with an amount equal to any liquidated damages that would have been payable or allowable by the Contractor to the Employer under clause 2.23 but for the application of any of those paragraphs;
 - 10.2.2 the Contractor shall account to the Employer for any amounts so recovered;
 - 10.2.3 in taking such action the Contractor shall not be required to invoke the dispute resolution procedures under the sub-contract unless the Employer shall have agreed to indemnify the Contractor against any legal costs reasonably incurred in relation thereto;
 - 10.2.4 if the Contractor fails to comply with this paragraph 10.2 it shall repay to the Employer any additional amounts paid as a result of the application of paragraph 8.1, 8.2 or 9 and shall pay or allow an amount equal to the liquidated damages referred to in paragraph 10.2.1.

11

- 11.1 Whether or not a Named Sub-Contractor is responsible to the Employer for exercising reasonable care and skill in:
- 11.1.1 the design of the sub-contract works insofar as they have been or are to be designed by the Named Sub-Contractor;
 - 11.1.2 the selection of the kinds of materials and goods for the sub-contract works insofar as such materials and goods have been or will be selected by the Named Sub-Contractor; or
 - 11.1.3 the satisfaction of any performance specification or requirement relating to the sub-contract works,
- the Contractor shall not be responsible to the Employer under this Contract for anything to which such terms relate, nor, through the Contractor, shall the Named Sub-Contractor be so responsible; provided that this shall not be construed as affecting the obligations of the Contractor or any sub-contractor in regard to the supply of goods, materials and workmanship.
- 11.2 The provisions of paragraph 11.1 shall apply notwithstanding that the Sub-Contract Sum stated in Article 2 of the Intermediate Named Sub-Contract Agreement referred to in clause 3.7 or paragraph 5.3 included for the supply of any design, selection or satisfaction as referred to in paragraph 11.1, and that such Sub-Contract Sum is included within the Contract Sum or the Contract Sum as finally adjusted.
- 12** Clause 3.7 and this Schedule shall not apply to the execution of any part of the Works by a Statutory Provider executing work solely in that capacity.
- 13** Save as expressly stated in this Schedule, the Contractor shall remain wholly responsible for carrying out and completing the Works in all respects in accordance with clause 2.1 notwithstanding the naming of a Named Sub-Contractor for the execution of any such work.

Schedule 3

Forms of Bonds

(Clauses 4.7 and 4.10)

(Agreed between the JCT and the British Bankers' Association^[65])

Part 1: Advance Payment Bond^[66]

~~{1}THE parties to this Bond are:~~

~~Not applicable~~

~~whose registered office is at _____~~

~~_____ ('the Surety'), and~~

~~_____~~

~~of _____~~

~~_____ ('the Employer').~~

~~{2}The Employer and _____ ('the Contractor')~~

~~have agreed to enter into a contract ('the Contract') for building works ('the Works') at _____~~

~~_____~~

~~{3}The Employer has agreed to pay the Contractor the sum of [_____] as an advance payment of sums due to the Contractor under the Contract ('the Advance Payment') for reimbursement by the Surety on the following terms:~~

~~{3.1}when the Surety receives a demand from the Employer in accordance with clause 3.2 below the Surety shall repay the Employer the sum demanded up to the amount of the Advance Payment;~~

~~{3.2}the Employer shall in making any demand provide to the Surety a completed notice of demand in the form of the **Schedule** attached hereto which shall be accepted as conclusive evidence for all purposes under this Bond. The signatures on any such demand must be authenticated by the Employer's bankers;~~

~~{3.3}the Surety shall within 5 Business Days after receiving the demand pay to the Employer the sum so demanded. 'Business Day' means the day (other than a Saturday or a Sunday) on which commercial banks are open for business in London.~~

~~{4}Payments due under this Bond shall be made notwithstanding any dispute between the Employer and the Contractor and whether or not the Employer and the Contractor are or might be under any liability one to the other. Payment by the Surety under this Bond shall be deemed a valid payment for all purposes of this Bond and shall discharge the Surety from liability to the extent of such payment.~~

~~{5}The Surety consents and agrees that the following actions by the Employer may be made and done without notice to or consent of the Surety and without in any way affecting changing or releasing the Surety from its obligations under this Bond and the liability of the Surety hereunder shall not in any~~

[65] **+++Now footnote [58]+++** The British Bankers' Association has been merged into UK Finance.

[66] **+++Now footnote [59]+++** Not applicable where the Employer is a Local Authority or other public sector body.

~~way be affected hereby. The actions are:~~

~~{5.1}waiver by the Employer of any of the terms, provisions, conditions, obligations and agreements of the Contractor or any failure to make demand upon or take action against the Contractor;~~

~~{5.2}any modification or changes to the Contract; and/or~~

~~{5.3}the granting of any extensions of time to the Contractor without affecting the terms of clause 7.3 below.~~

~~{6}The Surety's maximum aggregate liability under this Bond which shall commence on payment of the Advance Payment by the Employer to the Contractor shall be the amount of [] which sum shall be reduced by the amount of any reimbursement made by the Contractor to the Employer as advised by the Employer in writing to the Surety.~~

~~{7}The obligations of the Surety under this Bond shall cease upon whichever is the earliest of:~~

~~{7.1}the date on which the Advance Payment is reduced to nil as certified in writing to the Surety by the Employer;~~

~~{7.2}the date on which the Advance Payment or any balance thereof is repaid to the Employer by the Contractor (as certified in writing to the Surety by the Employer) or by the Surety; and~~

~~{7.3}[longstop date to be given];~~

~~and any claims hereunder must be received by the Surety in writing on or before such earliest date.~~

~~{8}This Bond is not transferable or assignable without the prior written consent of the Surety. Such written consent will not be unreasonably withheld.~~

~~{9}Notwithstanding any other provisions of this Bond nothing in this Bond confers or is intended to confer any right to enforce any of its terms on any person which is not a party to it.~~

~~{10}This Bond shall be governed and construed in accordance with the laws of England and Wales.~~

~~**IN WITNESS** whereof this Deed of Guarantee has been duly executed and delivered on the date below:~~

~~Signed as a Deed by: _____~~

~~as the Attorney and on behalf of the Surety: _____~~

~~In the presence of:~~

~~_____
witness' signature~~

~~_____
witness's name~~

~~_____
witness's address~~

~~Date: _____~~

Schedule to Advance Payment Bond

(clause 3.2 of the Bond)

Notice of Demand

Date of Notice: _____

Date of Bond: _____

Employer: _____

Surety: _____

~~The Bond has come into effect.~~

We hereby demand payment of the sum of

£ _____ (amount in words)
which does not exceed the amount of reimbursement for which the Contractor is in default at the date of this notice.

Address for payment: _____

~~This Notice is signed by the following persons who are authorised by the Employer to act for and on its behalf:~~

Signed by _____

Name: _____

Official Position: _____

Signed by _____

Name: _____

Official Position: _____

~~The above signatures to be authenticated by the Employer's bankers~~

Part 2: Bond in respect of payment for off-site materials and/or goods

~~{1}THE parties to this Bond are:~~

~~Not applicable~~

~~whose registered office is at _____~~

~~_____ ('the Surety'), and~~

~~_____~~

~~of _____~~

~~_____ ('the Employer').~~

~~{2}The Employer and _____ ('the Contractor')~~

~~have agreed to enter into a contract ('the Contract') for building works ('the Works') at _____~~

~~_____~~

~~{3}Subject to the relevant provisions of the Contract as summarised below but with which the Surety shall not at all be concerned:~~

~~{3.1}the Employer has agreed to include the amount stated as due in Interim Certificates (as defined in the Contract) for payment by the Employer the value of those materials or goods or items pre-fabricated for inclusion in the Works listed by the Employer in a list which has been included as part of the Contract ('the Listed Items'), before their delivery to or adjacent to the Works; and~~

~~{3.2}the Contractor has agreed to insure the Listed Items against loss or damage for their full value under a policy of insurance protecting the interests of the Employer and the Contractor during the period commencing with the transfer of the property in the items to the Contractor until they are delivered to or adjacent to the Works; and~~

~~{3.3}this Bond shall exclusively relate to the amount paid to the Contractor in respect of the Listed Items which have not been delivered to or adjacent to the Works.~~

~~{4}The Employer shall in making any demand provide to the Surety a Notice of Demand in the form of the **Schedule** attached hereto which shall be accepted as conclusive evidence for all purposes under this Bond. The signatures on any such demand must be authenticated by the Employer's bankers.~~

~~{5}The Surety shall within 5 Business Days after receiving the demand pay to the Employer the sum so demanded. 'Business Day' means the day (other than a Saturday or a Sunday) on which commercial banks are open for business in London.~~

~~{6}Payments due under this Bond shall be made notwithstanding any dispute between the Employer and the Contractor and whether or not the Employer and the Contractor are or might be under any liability one to the other. Payment by the Surety under this Bond shall be deemed a valid payment for all purposes of this Bond and shall discharge the Surety from liability to the extent of such payment.~~

~~{7}The Surety consents and agrees that the following actions by the Employer may be made and done without notice to or consent of the Surety and without in any way affecting changing or releasing the Surety from its obligations under this Bond and the liability of the Surety hereunder shall not in any way be affected hereby. The actions are:~~

~~{7.1}waiver by the Employer of any of the terms, provisions, conditions, obligations and agreements of the Contractor or any failure to make demand upon or take action against the Contractor;~~

~~{7.2} any modification or changes to the Contract; and/or~~

~~{7.3}the granting of an extension of time to the Contractor without affecting the terms of clause 9.2 below.~~

~~{8}The Surety's maximum aggregate liability under this Bond shall be * [_____].~~

~~{9} The obligations of the Surety under this Bond shall cease upon whichever is the earlier of:~~

~~{9.1}the date on which all the Listed Items have been delivered to or adjacent to the Works as certified in writing to the Surety by the Employer; or~~

~~{9.2}[longstop date to be given],~~

~~and any claims hereunder must be received by the Surety in writing on or before such earlier date.~~

~~{10}The Bond is not transferable or assignable without the prior written consent of the Surety. Such written consent will not be unreasonably withheld.~~

~~{11}Notwithstanding any other provisions of this Bond nothing in this Bond confers or is intended to confer any right to enforce any of its terms on any person which is not a party to it.~~

~~{12} This Bond shall be governed and construed in accordance with the laws of England and Wales.~~

~~"The value stated in the Contract which the Employer considers will be sufficient to cover it for maximum payments to the Contractor for the Listed Items that will have been made and not delivered to the site at any one time."~~

~~IN WITNESS~~ whereof this Deed of Guarantee has been duly executed and delivered on the date below:

Signed as a Deed by: _____

as the Attorney and on behalf of the Surety: _____

~~In the presence of:~~

~~witness' signature~~

~~witness's name~~

~~witness's address~~

Date: _____

~~Schedule to Bond~~

~~(clause 4 of the Bond)~~

~~Notice of Demand~~

~~Date of Notice: _____~~

~~Date of Bond: _____~~

~~Employer: _____~~

~~Surety: _____~~

~~We hereby demand payment of the sum of £ _____
being the amount stated as due in respect of Listed Items included in the amount stated as due in an
Interim Certificate(s) for payment which has been duly made to the Contractor by the Employer but
such Listed Items have not been delivered to or adjacent to the Works.~~

~~Address for payment: _____~~

~~This Notice is signed by the following persons who are authorised by the Employer to act for and on
its behalf:~~

~~Signed by _____~~

~~Name: _____~~

~~Official Position: _____~~

~~Signed by _____~~

~~Name: _____~~

~~Official Position: _____~~

~~The above signatures to be authenticated by the Employer's bankers~~

Schedule 4 Supplemental Provisions

(Thirteenth Recital)

Supplemental Provisions 1 to 3 apply unless otherwise stated in the Contract Particulars. Supplemental Provision 4 applies where the Employer is a Local or Public Authority or other body of the type mentioned in that provision; Supplemental Provision 5 applies where the Employer is a Local or Public Authority and this Contract is subject to the PC Regulations.

Health and safety

1

- 1.1 Without limiting either Party's statutory and/or regulatory duties and responsibilities and/or the specific health and safety requirements of this Contract, the Parties will endeavour to establish and maintain a culture and working environment in which health and safety is of paramount concern to everybody involved with the project.
- 1.2 In addition to the specific health and safety requirements of this Contract, the Contractor undertakes to:
 - 1.2.1 comply with any and all approved codes of practice produced or promulgated by the Health and Safety Executive;
 - 1.2.2 ensure that all personnel engaged by the Contractor and members of the Contractor's supply chain on site receive appropriate site-specific health and safety induction training and regular refresher training;
 - 1.2.3 ensure that all such personnel have access at all times to competent health and safety advice in accordance with regulation 7 of the Management of Health and Safety at Work Regulations 1999; and
 - 1.2.4 ensure that there is full and proper health and safety consultation with all such personnel in accordance with the Health and Safety (Consultation with Employees) Regulations 1996.

Cost savings and value improvements

2

- 2.1 The Contractor is encouraged to propose changes to designs and specifications for the Works and/or to the programme for their execution that may benefit the Employer, whether in the form of a reduction in the cost of the Works or their associated life cycle costs, through practical completion at a date earlier than the Completion Date or otherwise.
- 2.2 The Contractor shall provide details of its proposed changes, identifying them as suggested under this Supplemental Provision 2, together with its assessment of the benefit it believes the Employer may obtain, expressed in financial terms, and a quotation.
- 2.3 Where the Employer wishes to implement a change proposed by the Contractor, the Parties shall negotiate with a view to agreeing its value, the financial benefit and any adjustment to the Completion Date. Upon agreement, the change and the amount of any adjustment of the Contract Sum shall be confirmed in an Architect/Contract Administrator's instruction, together with the share of the financial benefit to be paid to the Contractor and any adjustment to the Completion Date.
- 2.4 Original proposals by the Contractor under this Supplemental Provision 2 may only be instructed in accordance with it, provided always that nothing shall prevent the Employer from utilising other contractors to implement such changes after practical completion of the Works.

Performance Indicators and monitoring

3

- 3.1 The Employer shall monitor and assess the Contractor's performance by reference to any performance indicators stated or identified in the Contract Documents.
- 3.2 The Contractor shall provide to the Employer all information that the Employer may reasonably require to monitor and assess the Contractor's performance against the targets for those performance indicators.
- 3.3 Where the Employer considers that a target for any of those performance indicators may not be met, it may inform the Contractor and the Contractor shall submit its proposals for improving its performance against that target to the Employer.

Transparency

- 4 Where the Employer is a Local or Public Authority or other body to which the provisions of the Freedom of Information Act 2000 ('FOIA') apply, the Parties acknowledge that, except for any information which is exempt from disclosure in accordance with the provisions of FOIA, the content of this Contract is not confidential. The Employer shall be responsible for determining in its absolute discretion whether any of the content of this Contract is exempt from disclosure in accordance with the provisions of FOIA. Notwithstanding clause 2.8.3 or any other term of this Contract:
 - 4.1 the Contractor hereby consents to the Employer publishing any amendments to the standard form JCT contract in their entirety, including changes to the standard form agreed from time to time, but in each case with any information which is exempt from disclosure in accordance with the provisions of FOIA redacted;
 - 4.2 the Employer shall promptly inform the Contractor of any request for disclosure that it receives in relation to this Contract.

The Public Contracts Regulations 2015

- 5 Where the Employer is a Local or Public Authority and this Contract is subject to the PC Regulations^[67]:
 - 5.1 where regulation 113 of the PC Regulations applies to this Contract, the Contractor shall include in any sub-contract it enters into suitable provisions to impose the requirements of regulation 113(2)(c)(i) and (ii);
 - 5.2 the Contractor shall include in any sub-contract it enters into provisions requiring the sub-contractor:
 - 5.2.1 to supply and notify to the Contractor the information required (as applicable) under regulations 71(3), 71(4) and 71(5) of the PC Regulations; and
 - 5.2.2 to include in any sub-subcontract the sub-contractor in turn enters into provisions to the same effect as required under paragraph 5.2.1 of Supplemental Provision 5;
 - 5.3
 - 5.3.1 the Contractor shall include in any sub-contract it enters into provisions that shall entitle the Contractor to terminate the sub-contractor's employment where there are grounds for excluding the sub-contractor under regulation 57;
 - 5.3.2 in the event the Employer requires the Contractor to terminate a sub-contractor's employment pursuant to regulation 71(9) the Contractor shall take the appropriate steps to terminate that employment and where required by the Employer under regulation 71(9) shall, or in circumstances where there is no such requirement may, appoint a replacement sub-contractor.

[67] **+++Now footnote [60]+++** An explanatory summary of those provisions in the PC Regulations that are reflected in this Contract is contained in the Intermediate Building Contract Guide. Provisions relating to the PC Regulations are also set out in section 8 (Termination) of this Contract. The JCT Intermediate Sub-Contracts (ICSub and ICSub/D) meet the requirements of Supplemental Provision 5.

Schedule 5 Design Submission Procedure

(Clause 2.10.3)

- 1 The Contractor shall prepare and submit each of the Contractor's Design Documents to the Architect/Contract Administrator by the means and in the format stated in the Employer's Requirements or the Contractor's Proposals and in sufficient time to allow any comments of the Architect/Contract Administrator to be incorporated prior to the relevant Contractor's Design Document being used for procurement and/or in the carrying out of the CDP Works. Where the means and format are not so stated, then, unless and until otherwise agreed with the Architect/Contract Administrator, the Contractor shall submit to the Architect/Contract Administrator 2 copies of each of the Contractor's Design Documents.
- 2 Within 14 days from the date of receipt of any Contractor's Design Document, or (if later) 14 days from either the date or expiry of the period for submission of the same stated in the Contract Documents, the Architect/Contract Administrator shall return one copy of that Contractor's Design Document to the Contractor marked 'A', 'B' or 'C' provided that a document shall be marked 'B' or 'C' only where the Architect/Contract Administrator considers that it is not in accordance with this Contract.
- 3 If the Architect/Contract Administrator does not respond to a Contractor's Design Document in the time stated in paragraph 2, it shall be regarded as marked 'A'.
- 4 Where the Architect/Contract Administrator marks a Contractor's Design Document 'B' or 'C', it shall identify by means of a written comment why it considers that the document is not in accordance with this Contract.
- 5 When a Contractor's Design Document is returned by the Architect/Contract Administrator:
 - 5.1 if it is marked 'A', the Contractor shall carry out the CDP Works in strict accordance with that document;
 - 5.2 if it is marked 'B', the Contractor may carry out the CDP Works in accordance with that document, provided that the Architect/Contract Administrator's comments are incorporated into it and an amended copy of it is promptly submitted to the Architect/Contract Administrator; or
 - 5.3 if it is marked 'C', the Contractor shall take due account of the Architect/Contract Administrator's comments on it and shall either forthwith resubmit it to the Architect/Contract Administrator in amended form for comment in accordance with paragraph 1 or notify the Architect/Contract Administrator under paragraph 7.
- 6 The Contractor shall not carry out any work in accordance with a Contractor's Design Document marked 'C' and the Employer shall not be liable to pay for any work within the CDP Works executed otherwise than in accordance with Contractor's Design Documents marked 'A' or 'B'.
- 7 If the Contractor disagrees with a comment of the Architect/Contract Administrator and considers that the Contractor's Design Document in question is in accordance with this Contract, it shall within 7 days of receipt of the comment notify the Architect/Contract Administrator that it considers that compliance with the comment would give rise to a Variation. Such notification shall be accompanied by a statement setting out the Contractor's reasons. Upon receipt of such a notification the Architect/Contract Administrator shall within 7 days either confirm or withdraw the comment and, where the comment is confirmed, the Contractor shall amend and resubmit the document accordingly.
- 8 Provided always that:
 - 8.1 confirmation or withdrawal of a comment in accordance with paragraph 7 shall not signify acceptance by either the Employer or the Architect/Contract Administrator that the relevant Contractor's Design Document or amended document is in accordance with this Contract or that compliance with the Architect/Contract Administrator's comment would give rise to a Variation;
 - 8.2 where in relation to a comment by the Architect/Contract Administrator the Contractor does not notify the Architect/Contract Administrator in accordance with paragraph 7, the comment in question shall not be treated as giving rise to a Variation; and

- 8.3 neither compliance with the design submission procedure in this Schedule nor with the Architect/Contract Administrator's comments shall diminish the Contractor's obligations to ensure that the Contractor's Design Documents and CDP Works are in accordance with this Contract.



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SWEET & MAXWELL



SECTION

2

Specification of Works, Ref 34315 Revision A –
Contract Issue



SPECIFICATION OF WORKS

Stepney Green Court
32 Rectory Square
London
E1 3NQ

Major Works Programme

Prepared on behalf of
Industrial Dwellings Society
1st Floor, Anna House
214-218 High Road
London
N15 4NP

Job No: 34315

Date: September 2025

Baily Garner LLP
146-148 Eltham Hill,
London SE9 5DY
T. 020 8294 1000
E. reception@bailygarner.co.uk

www.bailygarner.co.uk

SPECIFICATION OF WORKS

Stepney Green Court
32 Rectory Square
London
E1 3NQ

Prepared on behalf of
Industrial Dwellings Society
143 Stoke Newington Road
London
N16 8BP

Prepared By: Chris Jones

Authorised for Issue:

Sean Hall
Sean Hall (Sep 19, 2025 15:32:11 GMT+1)
For and on behalf of Baily Garner LLP
Sep 19, 2025

Revision	Issue Date	Reason for Issue
	June 2025	Tender Issue
A	4 September 2025	Draft Contract Issue

Industrial Dwellings Society

Stepney Green Court – Major Works Programme

Main Contents

Section No 1 : Preliminaries

Section No 2 : Materials and Workmanship

Section No 3 : General Conditions

Section No 4 : Schedule of Works – REV A

Main Summary

Appendices:

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Appendix B – Pre-Construction Information Pack

Appendix C – Drawings

Appendix D – Door Entry System Performance Specification

Appendix E – Redland Pitched Roofing Specification

Appendix F - Product Literature

Appendix G - Warm Homes Fund Property List

Appendix H - Parent Company Guarantee

SECTION 1

Preliminaries

Baily Garner

Industrial Dwellings Society

Stepney Green Court - Major Works Programme

Section 1 - Preliminaries

16-06-2025

Whole estate improvement works inclusive of roof, window and door replacements, external fabric repairs and redecoration and other miscellaneous works.

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PM_10 Project information

Project management

PM_10_10_60/10 Project description

1. Project reference: 34315
2. Project title: Stepney Green Court - Major Works Programme
3. Project description:
 - Replacement of pitched roof coverings to residential blocks
 - Replacement of flat roof coverings to boiler room
 - Window and Door Replacements
 - External fabric repairs and redecoration
 - Internal Fire Stopping and Compartmentation to communal areas and roof void
 - Decoration of communal areas
 - Replacement of communal area floor finishes
 - Replacement of AOV's
 - Replacement of Door Entry System
 - Internal refurbishment of Laundry room and Community Hall

PM_10_10_60/20 Drawings and other documents

1. Reference: As contained in Appendix C of 'The Specification'
2. Status: Tender Issue
3. Format: Electronic (PDF)
4. Provision: Provided
5. Contract drawings
 - 5.1. Generally: The same as the tender drawings.
 - 5.2. CAD data: In accordance with [BS EN ISO 19650-1](#).
6. Cross references
 - 6.1. Accuracy: Check remainder of the annotation or item description against the terminology used in the cited section or clause.
 - 6.2. Related terminology: Where a numerical cross-reference is not given the relevant sections and clauses of the specification will apply.
 - 6.3. Relevant clauses: Clauses in the cited specification section dealing with general matters, ancillary products and execution also apply.
 - 6.4. Discrepancy or ambiguity: Give immediate notice in writing setting out the nature and assessed impact of the conflict. Do not proceed until instructions are received.
 - 6.5. Document precedence: Specification takes precedence over referenced documents.
7. Dimensions: Use numbered dimensions only. Do not scale direct from drawings.

PM_10_10_60/30 Project locations

1. Details: Stepney Green Court
2. Address
 - 2.1. Number/ Street: Stepney Green
 - 2.2. Town/ City: London
 - 2.3. Postcode: E1 3LJ

PM_10_10_60/40 Existing buildings on, or adjacent to the site

1. **Details:** Residential.

PM_10_10_60/50 Surrounding land and building uses

1. **Details:** Residential blocks of flats.

PM_10_10_60/60 Access

1. **Details:** There is limited access
2. **Limitations:** Due to the local area heavy goods vehicles may not be suitable due to heavy traffic pollution and the width of roads. The contractor is to review all potential hazards of this nature prior to commencement of works being carried out on site.

PM_10_10_60/70 Preparatory work by others

1. **Details:** No other works at this stage.
2. **Timescale:** N/A

PM_10_10_60/80 The works/ services

1. **Details:** The replacement of all windows and doors as well as external repairs to the building fabric. External repairs to comprise of roof, brickwork, stone cills, concrete cills, metal railing repairs as well as redecoration.
2. **Related works:** Provide trades with necessary details of related types of work. Before starting each new type or section of work, ensure that previous related work is complete, in accordance with the project documents, to a suitable standard, and in a suitable condition to receive new work.

PM_10_10_60/140 Products provided by, or on behalf of, employer/ client/ purchaser

1. **General:** Details of products to be fixed as part of the contract work are given in the work sections. Use for no other purpose than the works.
2. **Handling:** Accept delivery, check against receipts and take into appropriate storage.
3. **Surplus products:** Keep safe and obtain instructions.

Ω End of Section

PM_30

Site, ground and environmental information

Project management - No Amendments

Ground investigation and survey reports - No Amendments

Environmental information - No Amendments

Hazardous substances information

PM_30_40_06 Asbestos survey report

1. Details: Required - refer to section 4 of The Specification.

PM_30_40_46 Lead survey report

1. Details: Required - refer to section 4 of The Specification.

Ω End of Section

PM_40

Design and approvals information

Project management

PM_40_50_21 Design submittals

1. Design proposals
 - 1.1. **Requirement:** Complete RIBA Stage 4 detailed design of new Windows and Doors and AOV's in accordance with The Specification.
 - 1.2. **Submittals:** Submit detailed design drawings including plans, elevations and window and door schedules to the Contract Administrator for approval.
 - 1.3. **Timing:** Approval required prior to ordering any materials.
 - 1.4. **Format:** Electronic (PDF)

PM_40_60_05 Activities terminology

1. **Advise:** See 'Communicate'.
2. **Agree:** See 'Communicate'.
3. **Approve:** Record conformance of work to specified criteria by giving formal or official sanction.
4. **Communicate:** Includes advise, inform, agree, confirm, notify, seek, provide or obtain information, consent or instructions, or make arrangements.
5. **Confirm:** See 'Communicate'.
6. **Ease:** Adjust moving parts of designated products, systems or work to achieve free movement and good fit in open and closed positions.
7. **Fix:** Receive, unload, handle, store, protect, place and fasten in position; dispose of waste and surplus packaging; to include labour, materials and site equipment for that purpose.
8. **Give notice:** Communicate in writing to the person administering the contract at the address listed.
9. **Inform:** See 'Communicate'.
10. **Keep for recycling:** As 'Keep for reuse', but relates to a naturally occurring material rather than a manufactured product.
11. **Keep for reuse:** Do not damage designated products, systems or work. Clean off bedding and jointing materials. Stack neatly, adequately protect and store until required by the employer or purchaser, or for use in the works as instructed.
12. **Make good:** Execute local remedial work to designated work. Make secure, sound and neat.
13. **Match existing:** Provide products and work of the same appearance and features as the original, excluding ageing and weathering. Make joints between existing and new work as inconspicuous as possible.
14. **Notify:** See 'Communicate'.
15. **Quote:** Use 'Estimate'.
16. **Recycle:** Collect, sort, process and convert discarded or recovered components into raw materials for use in the creation of new products.
17. **Refix:** Fix previously removed products.
18. **Remove:** Disconnect, dismantle as necessary and take out the designated products or work, together with associated accessories, fixings, supports, linings and bedding materials. Dispose of unwanted materials.

Removal of an item excludes removal and disposing of associated pipework, wiring, ductwork or other services.

Removal of a system includes this work.

19. **Remediate:** Take action or measures to lessen, clean up, remove or mitigate the existence of hazardous materials existing on a property; in accordance with standards, specifications or requirements as may be required by statutes, rules, regulations or specification.
20. **Repair:** Execute remedial work to restore something to its original working state. Make secure, sound and neat.

Excludes redecoration and replacement.

21. **Replace:** Supply and fix new products matching those removed. Execute work to match the original new state of that removed.
22. **Reuse:** Recover complete items to be fixed or used in the project or elsewhere without the requirement for recycling.
23. **Submit:** Deliver in a specified format to a specified person within a specified timeframe.
24. **Submit proposals:** Submit information in response to specified requirements.
25. **Supply and fix:** Supply of products, components or systems to be fixed, together with everything necessary for their fixing.

PM_40_60_22 Data security policy

1. **Records:** Retain, make available for inspection and supply on request information reasonably required to allow response to requests made under the provisions of the [Freedom of Information Act](#).
2. **Received requests:** Obtain instruction before proceeding.

Do not supply information to those who are not project participants without express written permission.

3. **Confidentiality:** Maintain at all times.

PM_40_60_23 Description terminology

1. **Attendance:** Includes:

The provision of temporary roads, pavings and paths, standing scaffolding, standing power-operated hoisting plant;

The provision of temporary lighting of an equivalent brightness to the finished lighting brightness;

The provision of water;

The clearing away of rubbish and paying all charges in connection with its disposal, the provision of secure hard standing space for the sub-contractor's own offices, plant and material storage;

The use of standing mess rooms, sanitary accommodation and welfare facilities; and

The provision of all health and safety facilities and all fire safety precautions, services, equipment, signage, facilities, marshals and the like necessary to comply with the relevant parts of the [Joint Fire Code](#).

Additional requirements should be described as 'Special Attendance'.

2. **Building Manual:** A document containing information of use to subsequent building owners, occupiers and users about the requirements and procedures for effective operation, maintenance, decommissioning and demolition of the building.
3. **Construction Work:** Permanent work together with temporary work.
4. **Contractor :** The party who undertakes to perform the services, supply goods or carry out work defined in a contract. Includes main contractor, prime contractor, supplier, service provider, builder, subcontractor, etc. as the context dictates, which may be defined terms in certain standard contract forms.

5. **Contractor's choice:** Selection delegated to the contractor, but liability to remain with the specifier.
6. **Contractor's design:** Design to be carried out or completed by the contractor, supported by appropriate contractual arrangements, to correspond with specified requirements.
7. **Cost:** The amount paid or given by one party to another in exchange for goods, work, supplies or services.
8. **Designer:** A person or organization carrying out design on a project.
9. **Deviation:** Difference between a specified dimension or position and the actual dimension or position.
10. **Drawings:** Definitions as [BSRIA Building Applications Guide: Design framework for building services. 5th edition](#).
11. **Employer:** The party to the contract for whom the goods, work, supplies or services are provided. Includes client (in consultancy contracts and CDM Regulations), the employer, building owner or purchaser (in construction contracts), the developer (in development agreements and funding agreements), or the 'Main' contractor in contractor/ subcontractor agreements – which may be defined terms in certain standard contract forms.
12. **Estimate:** An approximate evaluation of quantity, number, extent, time or cost of part or the whole of a project.
13. **Execute:** To complete a task fully and put into effect. To fix, apply, install or lay products securely, accurately, plumb and in alignment.
14. **Existing:** Items retained in place to receive new work.
15. **Fastener:** Device for mechanically attaching something to something else.
16. **Manufacturer and Product reference:** Manufacturer – the person or legal entity under whose name or trademark the particular product, component or system is marketed.

Product reference – the proprietary brand name and/ or identifier by which the particular product, component or system is described.

References are as specified in the manufacturer's technical literature current on the date specified.

17. **Manufacturer's standard:** Where used in conjunction with a specified proprietary product, accessories to be those recommended by the product manufacturer.
18. **Permanent Work:** Work to be constructed and completed in accordance with the contract.
19. **Price:** An indication of the amount required to be paid by one party to another in exchange for goods, work, supplies or services.
20. **Product:** Material, both manufactured and naturally occurring, goods and accessories for permanent incorporation into the works.
21. **Requirements:** A description in outline or detailed form of the development, or a part of it, which one party wants another to undertake, design and/ or construct.
22. **Schedule of rates:** The subdivision of product and execution prices by a predetermined unit basis.
23. **Schedule of Work/ Work Schedule:** The subdivision of work items by a predetermined classification. Can form the basis of a pricing document where bills of quantities are not used.
24. **Schematic:** A drawing of a system showing components, products, systems and their interconnections.
25. **Site equipment:** The contractor's apparatus, appliances, machinery, vehicles or things of whatsoever nature required in or about the construction for the execution and completion of the works and the remedying of defects.

Includes appliances, vehicles, consumables, tools, temporary work, scaffolding, cabins and other site facilities.

Excludes: temporary work, employer's products and equipment or anything intended to form or forming part of the permanent works.

26. **Specification:** Written description of requirements.

27. **System:** Products, components, equipment, accessories, controls, supports and ancillary items, including installation, necessary for that section of the work to function.
28. **Temporary work:** Incidental work to undertaken during construction but not intended to form part of the completed work.

PM_40_60_27/10 Electronic Data Interchange (EDI)

1. **Types and classes of communication:** No specific requirements or restrictions.
2. **Requirements:** All communication and data sharing shall be in accordance with the General Data protection Regulations (GDPR).

Ω End of Section

PM_50

Financial and commercial information

Project management

PM_50_50_15 Tender invitation

1. Number of tenders to be invited (maximum): 6

PM_50_50_15/10 The invitation to tender

1. **Form:** Invitations to Tender will be issued via Industrial Dwellings Society's tender portal "Geometra".
2. **Tender documents location:** All tender documentation will be accessible via Industrial Dwellings Society's tender portal "Geometra".

PM_50_50_30 Tender acceptance criteria

1. **Tender acceptance period:** Tenders must remain open for acceptance, unless previously withdrawn, for a minimum of 13 weeks from the date for return of tender.
2. **Assurance:** Nothing contained in this document or its application should be inferred to guarantee that a tender will be recommended for acceptance or be accepted, or that reasons for non-acceptance will be given.

PM_50_50_35 Tender documents

1. **Tender documents:** The Invitation to Tender (ITT)
The Specification of Works
2. **Number of hard copy documents provided:** None - all to be issued electronically.

PM_50_50_45 Tender clarification report

1. **Notification requirements:** Give notice in writing to the Contract Administrator as soon as possible and not less than Five working days before the date for return of tenders.

PM_50_50_50 Tender instruction

1. **Qualifications:** Do not amend or alter documents without written instruction.
2. **Confidentiality:** Do not reveal details of parts of the tender or supporting documents (except for the necessary purposes of preparing that tender) without express written permission.

PM_50_50_50/10 Compliance with tender rules

1. **Compliance:** Failure to comply may result in tenders being rejected at the sole discretion of the employer.
2. **Costs:** No liability is accepted for costs incurred in the preparation of a tender.

PM_50_50_50/20 Pricing

1. **Pricing:** Price and extend each item individually as instructed. Do not group items together.
2. **Currency:** Pound sterling.

PM_50_50_55 Tender site visit strategy

1. **Nature of the site:** Ascertain before tendering, including access thereto and local conditions and restrictions likely to affect the execution of the work.
2. **Arrangements for visit:** Via Chris Jones at Baily Garner LLP - 020 8294 1000,
chris.jones@bailygarner.co.uk

PM_50_50_60 Tender return

1. Tender submission
 - 1.1. **Destination:** As detailed within the Invitation to Tender (ITT)
 - 1.2. **Time and date:** As detailed within the Invitation to Tender (ITT)
 - 1.3. **Format:** As detailed within the Invitation to Tender (ITT)
2. **Documents to be included:** Complete and return the Invitation to Tender (ITT)
Complete and return a fully priced Specification of Works inclusive of all sections 1-4.
3. **Inability to tender:** Advise immediately if the work as defined in the tender documents cannot be tendered.

Define those parts, stating reasons for the inability to tender.

PM_50_50_65 Tender assessment report

1. Tender assessment
 - 1.1. **Number to be assessed in detail:** The 3 lowest priced tender returns will be assessed in detail.
 - 1.2. **Assessment criteria:** As detailed within the Invitation to Tender (ITT)
 - 1.3. **Assessment model details:** As detailed within the Invitation to Tender (ITT)
2. Alternative Tenders
 - 2.1. **Submission:** Permitted in conjunction with compliant tender.
 - 2.2. **Basis :** Time-based alternatives.

PM_50_50_75/10 Error resolution

1. **Arithmetical errors:** In accordance with JCT Tendering Practice Note; Alternative 1. An opportunity will be given to confirm the tender or withdraw.
2. **Technical errors:** The tender is deemed to meet or exceed the requirements of the tender documents. Amendment of the tender to reflect this will not constitute a variation, and no claim for additional costs will be accepted.
3. **Corrections:** An endorsement will be added to the priced documents indicating that rates or prices (excluding preliminaries, contingencies, prime cost and provisional sums) inserted therein will be adjusted in the same proportion as the corrected total differs from that stated incorrectly.

PM_50_50_75/20 Error resolution

1. **Arithmetic and technical errors:** The tendering exercise is to be executed in accordance with the principles of the JCT Tendering 2017 practice note, under the provision of Alternative 1; stand-by or withdraw.

PM_50_50_85 Post-tender negotiation

1. **Negotiations:** May be required.
2. **Details:** Where all tender returns exceed the Client's budget.

PM_50_50_90 Tender notification

1. **Notification method:** Via email.

Ω End of Section

PM_55

Contract information

Clauses

JCT Intermediate Building Contract with contractor's design (ICD)

- The Contract: JCT Intermediate Building Contract with contractor's design, 2024 Edition.
- Requirement: Allow for the obligations, liabilities and services described.

The Recitals

The Works (First Recital)

- The Works comprise: As PM_10_10_60/10-3
- Location of the works: As PM_10_10_60/10-3

Contractor's designed portion (Second Recital)

- The Works include the design and construction of: All contract works, as detailed in The Specification

Contract drawings (Third Recital)

- Contract drawings : As per PM_10_10_60/20.

Other documents supplied by the Employer (Fourth Recital)

- Documents: Invitation To Tender (ITT)

and

The Specification of Works
- **Named person:** The whole of the text referring to a named person as a subcontractor will be deleted.

Pricing by the Contractor (Fifth Recital - (A))

- Pricing by the Contractor: Option A will apply and Option B will be deleted.
- Priced document: The Specification of Works.
- Priced Activity Schedule: The words 'and has provided the Employer with a priced schedule of activities annexed to this Contract (the Activity Schedule)' will be deleted.

Information Release Schedule (Ninth Recital)

- The Ninth Recital: Will be deleted.

Division of the Works into sections (Eleventh Recital)

- The Eleventh Recital: Will not be deleted.

Articles

Architect/ Contract Administrator (Article 4)

- Architect/ Contract Administrator: Contract Administrator (As per clause Ro_30_10_19)

Quantity Surveyor (Article 5)

- Quantity surveyor : Ro_30_10_19

CDM Regulations - Principal Designer and Principal Contractor (Article 6)

- Principal Designer: Ro_30_10_19
- Principal Contractor: The successful Contractor shall be appointed as the Principal Contractor for the purposes of the CDM Regulations.

Building Regulations - Principal Designer and Principal Contractor (Article 7)

- Principal Designer: The successful Contractor shall be appointed as the Principal Designer for the purposes of the Building Regulations.
- Principal Contractor: The successful Contractor shall be appointed as the Principal Contractor for the purposes of the Building Regulations.

Legal proceedings (Article 10)

- Amendments: None

Contract particulars

Employer's Requirements (Fourth Recital)

- Employer's Requirements: As detailed within The Specification of Works

Contractor's Proposals (Sixth Recital)

- Contractor's Proposals: The Contractor's Proposals in relation to the CDP shall be submitted to the Contract Administrator for instruction/approval. The Contract Administrator shall review and confirm that the Contractor's Proposals are compliant with the Employer's Requirements as detailed in The Specification of Works.

CDP Analysis (Sixth Recital)

- CDP Analysis: Not required.

Construction industry scheme (CIS) (Eighth Recital and clause 4.6)

- Employer at the Base Date: Is a 'contractor' for the purposes of the CIS.

CDM Regulations (Tenth Recital)

- The project: Is notifiable.

Description of Sections (Eleventh Recital)

- Description of Sections: Section 1 - Works to properties funded by Warm Homes: Social Housing Fund (WHSF) Wave 3 funding as detailed within Appendix G of the Specification.
Section 2 - All other areas.

Framework Agreement (Twelfth Recital)

- Framework agreement: Does not apply.

Supplemental Provisions (Thirteenth Recital and Schedule 4)

- Collaborative working: Does not apply.
- Health and safety: Supplemental Provision 1 applies.

- Cost savings and value improvements: Supplemental Provision 2 applies.
- Sustainable development and environmental considerations: Does not apply.
- Performance indicators and monitoring: Supplemental Provision 3 applies.
- Notification and negotiation of disputes: Does not apply.
- Where Supplemental Provision 6 applies
 - Employer's nominee : Does not apply.
 - Contractor's nominee : Does not apply.

Arbitration (Article 9)

- Article 9 and clauses 9.4 to 9.9: Apply

Base Date (Clause 1.1)

- Base date: 10 days before the date for return of tenders

BIM Protocol (Clause 1.1)

- Protocol: Not applicable

Date for Completion of the Works (Clause 1.1)

- Date for completion of the Works: No later than 58 weeks after commencement.

Dates for completion of sections (Clause 1.1)

- Dates for completion of sections
 - Section: Section 1
 - Date: Contractor to submit full detailed programme confirming sequencing of works and to demonstrate completion of Section 1 (including submission of the returns to DESNZ) by no later than 15 weeks from the Date of Possession.

It should be noted that the funding deadline for these properties is 31 March 2026 and this is the absolute drop dead date for completion of these works including the submission of returns to DESNZ.

This shall be submitted and agreed with the Client in advance of commencement and shall be enforced and form part of the JCT contract.

- Section:: Section 2
- Date:: Contractor to submit full detailed programme confirming sequencing of works and to demonstrate completion of Section 2 by no later than 58 weeks from the Date of Possession.

This shall be submitted and agreed with the Client in advance of commencement and shall be enforced and form part of the JCT contract.

Addresses for service of notices (Clause 1.7.3)

- Employer
 - Address: As per Ro_10_20_14
- Contractor
 - Address: TBC
 - Email: TBC

Date of possession of the site (Clause 2.4)

- Date of Possession of the site: Subject to contractor's tender programme.

Date of possession of the site (Clause 2.4)

- Dates of possession of sections
 - Section: Subject to contractor's tender programme.

Deferment of possession of the site (Clause 2.5)

- Clause 2.5: Applies.
- Period of deferment (maximum): 6 weeks

Deferment of possession of sections (Clause 2.5)

- Clause 2.5: Applies
- Deferment of possession of sections
 - Section: Possession of each section shall be in accordance with the contractor's proposed programme submitted with tender.
 - Period of deferment (maximum): 6 weeks

Liquidated Damages (Clause 2.23.2)

- Section: Section 1
- Rate: £2,350
- Period: Per Calendar week or pro rata thereof
- Section:: Section 2
- Rate:: £1,175
- Period:: Per Calendar week or pro rata thereof

Rectification period (Clause 2.30)

- Section: The Rectification period shall be the same period for each section commencing from the date of Practical Completion for each section.
- Period: 12 months

Contractor's designed portion (Clause 2.34.3)

- Limit of Contractor's liability for loss of use: Unlimited

Fluctuations Provision (Clause 4.3 and 4.9)

- Fluctuations Provision: No fluctuations provision applies.

Advance payment and advance payment bond (Clause 4.7)

- Advance payment: Clause 4.6 does not apply.

Interim payments – Interim valuation dates (Clause 4.8.1)

- The first Interim Valuation Date: 28 calendar days after the date of possession
- Subsequent dates: The same date in each month or the nearest business day in that month.

Interim payments percentages of value (Clause 4.9.1)

- Where the Works, or those works in a section, have not achieved practical completion, the percentage of total value in respect of the works that have not achieved practical completion is: 95%
- Where the Works, or those works in a section, have achieved practical completion, the percentage in respect of the completed works is: 97.5%

Listed items – uniquely identified (Clause 4.10.4)

- Listed items – uniquely identified: This entry in the contract particulars will be deleted.

Listed items – not uniquely identified (Clause 4.10.5)

- Listed items – not uniquely identified: This entry in the contract particulars will be deleted.

Relevant Matters (Clause 4.17.5 and 4.17.6)

- Clause 4.17.5 and 4.17.6 shall apply

Contractor's Public Liability insurance – injury to persons or property (Clause 6.4.1)

- Insurance cover (for any one occurrence or series of occurrences arising out of one event): £5,000,000

Insurance – liability of Employer (Clause 6.5.1)

- Insurance: Not required.

Works insurance – insurance options (Clause 6.7 and Schedule 1)

- Schedule 1: Insurance Option C applies.
- Percentage to cover professional fees: 15%.
- Where Insurance option C applies, paragraph C.1: Applies.

Terrorism cover (Clause 6.10 and Schedule 1)

- Details of cover: Pool Re Cover is not required.

Joint Fire Code (Clause 6.15)

- The Joint Fire Code: Does not apply.

Contractor's Design Portion – Professional Indemnity Insurance (Clause 6.19)

- Level of cover
 - Indemnity required: Relates to claims or series of claims arising out of one event.
 - Amount: £5,000,000
- Cover for pollution and contamination claims: Is not required.
- CDP Professional Indemnity Insurance
 - Expiry of required period: Twelve (12) years from the date of practical completion of the contracted works.

Performance bond or guarantee (Clause 7.2.1)

- Performance bond or guarantee from bank or other approved surety: Is not required.

Guarantee from contractor's parent company (Clause 7.2.2)

- **Guarantee:** Is required if the appointed contractor is a subsidiary.
- **Parent company's name and registration number:** To be advised at tender stage

Collateral warranties (Clause 7.3)

- **Details:** Required to cover any of the contractor's design portion which is sub-contracted.

Period of suspension (termination by Contractor) (Clause 8.9.2)

- **Period of suspension:** Two months.

Period of suspension (termination by either Party) (Clauses 8.11.1.1 to 8.11.1.5)

- **Period of suspension:** Two months.

Adjudication (Clause 9.3.1)

- **The Adjudicator:** The Chairman / Vice Chairman
- **Nominating body – where no adjudicator is named or where the named adjudicator is unwilling or unable to act (whenever that is established):** The Royal Institution of Chartered Surveyors.

Arbitration (Clause 9.5.1)

- **Appointor of Arbitrator (and of any replacement):** President or a Vice President of the Royal Institution of Chartered Surveyors.

Conditions

Amendments

Section 1 (Definitions and Interpretation) - No Amendments

Section 2 (Carrying out the Works) - No Amendments

Section 3 (Control of the Works) - No Amendments

Section 4 (Payment)

Amendments

- Clause 4.12.1 Interim and final payments - final date an amount, shall be amended to state as follows:
 - *"Subject to clause 4.12.4, the final date for payment of each interim payment and the final payment shall be 28 days from its due date"*

Section 5 (Variations) - No Amendments

Section 6 (Injury, Damage and Insurance) - No Amendments

Section 7 (Assignment and Collateral Warranties) - No Amendments

Section 8 (Termination) - No Amendments

Section 9 (Settlement of Disputes)

Execution

- The Contract: Will be executed as a deed.

Ω End of Section

PM_60

Construction management information

Project management

PM_60_10_50 Site access information

1. **Details:** Direct access via Stepney Green or Rectory Square. See site location plan and block plan for details.
2. **Limitations:** Limited nearby parking available. Contractor to source parking and include for any associated costs in tender return.

Contractor also to note site is located within London ULEZ zone and must allow for any associate charges thereto.

3. **Access for inspections:** Provide access at reasonable times for both on-site and off-site work. The Principal Contractor will be responsible for the site and shall set out proposals for managing other contractors within Construction Phase Plan.

PM_60_10_55/10 Name boards and advertisements

1. **Name boards and advertisements:** Temporary name boards and advertisements may be permitted. Submit details to Employer for approval prior to order. Allow 3 weeks from submission to Employer for approval. Contractor to source any relevant consents from local planning authority.

PM_60_10_65/10 Health and safety information

1. **Content:** Describe the proposed organization and resources to safeguard the health and safety of operatives, including those of subcontractors, and of any person whom the works may affect.
2. **Include**
 - 2.1. **Policy document:** A copy of the contractor's health and safety policy documents, including risk assessment procedures.
 - 2.2. **Records:** Accident and sickness records for the past five years and of any previous Health and Safety Executive enforcement action.
 - 2.3. **Training:** Records of training and training policy.
 - 2.4. **Personnel :** The proposed number and type of staff responsible for health and safety on this project with details of their qualifications and duties.
 - 2.5. **Code of Conduct:** All contractors must adhere to the Client's Code of Conduct
3. **Submittal date:** To be provided 2 weeks prior to the Date of Possession as defined within the contract.

PM_60_10_75/10 Use of the site

1. **General:** Do not use the site for any purpose other than carrying out the contract work.

The contractor is to be aware that the existing dwellings will remain in occupation throughout the course of the works and shall ensure that unhindered access and egress is maintained at all times throughout the course of the works.

2. **Limitations:** The site office cabins and storage cabins to be located so as to not impede views from, or access and egress to, the dwellings.

PM_60_10_75/30 Traffic and vehicles

1. **Limitations:** Limited nearby parking available. Contractor to source parking and include for any associated costs in tender return.

Contractor also to note site is located within London ULEZ zone and must allow for any associated changes thereto.

PM_60_10_75/40 Storage, accommodation, mechanical plant, temporary works and services

1. **Position:** Submit proposed details of intended siting. The site office cabins and storage cabins to be located so as to not impede views from, or access and egress to, the dwellings.
2. **Maintenance:** Alter, adapt and move as necessary. Remove when no longer required and make good.

PM_60_10_75/50 Management and staff – contract minimum requirement

1. **Details:** Allow for compliance with contract obligations.
2. **Cost-significant items:** Project specific management and staff to execute the contract works, visiting management and staff and all associated disbursements.

PM_60_10_75/70 Control and protection – contract minimum requirement

1. **Details:** Allow for compliance with contract obligations.
2. **Cost-significant items:** N/A

PM_60_10_75/110 Thermometers

1. **General:** Provide on site and maintain in accurate condition a maximum and minimum thermometer. Measure atmospheric shade temperature in an approved location.

PM_60_10_75/130 Personal protective equipment

1. **General:** Provide for the sole use of other members of the project team, in sizes to be specified, the following:
2. **Safety helmets**
 - 2.1. **Standard:** To [BS EN 397](#), neither damaged nor time expired.
 - 2.2. **Number required:** 5
3. **High-visibility waistcoats**
 - 3.1. **Standard:** To [BS EN ISO 20471](#), Class 2.
 - 3.2. **Number required:** 5
4. **Safety boots**
 - 4.1. **Standard:** To [BS EN ISO 20345](#), with steel insole and toecap.
 - 4.2. **Number of pairs required:** 5
5. **Disposable respirators**
 - 5.1. **Standard:** To [BS EN 149](#), FFP1S.
 - 5.2. **Number required:** 5
6. **Eye protection**
 - 6.1. **Standard:** To [BS EN 166](#).
 - 6.2. **Number required:** 5
7. **Ear protection**
 - 7.1. **Standard:** Muffs to [BS EN 352-1](#), plugs to [BS EN 352-2](#).
 - 7.2. **Number required:** 5
8. **Hand protection**
 - 8.1. **Standard:** To [BS EN 388](#), [BS EN 407](#), [BS EN ISO 21420](#) or [BS EN 511](#) as appropriate.
 - 8.2. **Number required:** 5

PM_60_10_77/10 Security – contract minimum requirement

1. **Details:** Allow for compliance with contract obligations.
2. **Cost-significant items:** Following items are to be priced separately:-

Security staff.
Security equipment.
Hoardings, fences and gates.
Banksman
Site Storage Containers
Scaffold Alarms
Telephones

PM_60_10_77/30 Safety and environmental protection – contract minimum requirement

1. **Details:** Allow for compliance with contract obligations.
2. **Cost-significant items:** N/A

PM_60_10_83 Temporary services information

1. **Details:** Allow for compliance with contract obligations.
2. **Cost-significant items:** Any temporary water, gas or electricity required to facilitate execution of the contract work.

PM_60_10_83/10 Water

1. **Supply:** The existing mains may be used for the works as follows:
2. **Metering:** Contractor to make arrangement for sub metering and to provide copies of meter readings at possession of site and at practical completion so that costs can be countercharged.
3. **Source:** N/A
4. **Point of supply:** To be confirmed by Client
5. **Conditions and restrictions:** N/A
6. **Continuity:** No liability will be accepted for the consequences of failure or restriction in supply.

PM_60_10_83/40 Water restrictions

1. **Emergency legislation:** If the water supply is or is likely to be restricted, inform without delay and ascertain the availability of water from alternative sources.
2. **Suitability:** Check pH value of water from a proposed new source and ensure that it is suitable for the plants, soil and turf being watered.
3. **Cost:** No extra payment will be instructed where the Contractor is entirely responsible for provision of water.

PM_60_10_83/60 Lighting and power

1. **Supply:** Electric power from the existing mains may be used for the works as follows:
2. **Metering:** Contractor to make arrangement for sub metering and to provide copies of meter readings at possession of site and at practical completion so that costs can be countercharged.
3. **Point of supply:** To be confirmed by the client.
4. **Available capacity:** To be confirmed by the client.
5. **Frequency:** 50 Hz, alternating.
6. **Phase:** To be confirmed by the client.
7. **Continuity:** No liability will be accepted for the consequences of failure or restriction in supply.

PM_60_10_83/150 Email and internet facility

1. **General:** As soon as practicable after the start on site provide a suitable e-mail facility on site, with a separate dedicated connection, for the use of the contractor, subcontractors and other members of the project team.
2. **Use on behalf of Employer:** Allow for the cost of a reasonable number of transmissions made by other members of the project team.
3. **Peripherals:** N/A

PM_60_10_83/210 Beneficial use of installed systems

1. **Permanent systems:** Unless specific permission is given by the employer and installer, do not use for any purpose other than running in, testing and commissioning.
2. **Other uses:** If permission is given for any other use of a system before practical completion of the works, it must be subject to a separate written agreement between the parties.

PM_60_10_85 Temporary works information

1. **Details:** Allow for compliance with the contract obligations.
2. **Cost-significant items:** Site accommodation.
Temporary works in connection with site establishment.
Furniture and equipment.
IT systems.
Consumables and services.
Sundries.

PM_60_10_85/10 Temporary accommodation – use and location

1. **Restrictions**
 - 1.1. **Positioning:** Contractor to propose siting of any temporary accommodation required within tender return. The site office cabins and storage cabins to be located so as to not impede views from, or access and egress to, the dwellings.
 - 1.2. **Timing:** N/A

PM_60_10_85/50 Parking

1. **Requirement:** Limited nearby parking available. Contractor to source parking and include for any associated costs in tender return.

Contractor also to note site is located within London ULEZ zone and must allow for any associated charges thereto.

PM_60_10_85/60 Temporary works – contract minimum requirement

1. **Details:** Allow for compliance with contract obligations.
2. **Cost-significant items:** Access scaffolding requirements detailed and to be priced within Section 3 of The Specification.

PM_60_10_85/80 Roads

1. **Use of permanent hard surface provision:** Contractor to discuss and agree proposals with Client.

PM_60_20_60/10 Pre-construction information

1. **Scope:** Description of project.

Client's consideration and management requirements.

Environmental restrictions and on-site risks.

Significant design and construction hazards.

The health and safety file.

PM_60_20_60/20 Pre-construction information

1. **Availability:** Included within Appendix B of The Specification.

PM_60_20_64/10 Daywork

1. **Labour, plant and materials definitions:** As described in 'Definition of Prime Cost of Daywork carried out under a Building Contract', published by the RICS and the Construction Confederation.

PM_60_20_64/80 Daywork vouchers

1. **Notice:** Give reasonable notice to person countersigning daywork vouchers before starting work to be recorded.
2. **Information requirements**
 - 2.1. **Details:** Include a full description of the work undertaken and time spent on individual tasks.
 - 2.2. **Reference:** To the instruction under which the work is authorized.
 - 2.3. **Signature:** Sign by contractor's person in charge as evidence that the operatives' names, the time spent by each, the plant and materials shown are correct.
 - 2.4. **Submittal date:** No later than the end of the week following that in which the work has been done.

PM_60_20_79/10 Setting out

1. **General:** Submit details of methods and equipment to be used in setting out the works.
2. **Levels and dimensions:** Check and record the results on a copy of drawings. Give notification of discrepancies and obtain instructions before proceeding.
3. **Completion of setting out:** Give notice before commencing construction.

PM_60_20_79/20 Setting out records

1. **Record drawings:** Include details of grid lines, setting-out stations, benchmarks and profiles. Retain on site throughout the contract, and hand over on completion.

PM_60_30_19/20 Divergence from the statutory requirements

1. **Divergence:** Between the drawings or specification and the requirements of the Building Regulations, other statutes, statutory undertakers and other regulatory authorities.
2. **Action:** Give notice immediately.

PM_60_30_19/40 Method statements

1. **Method statements:** Prepare describing how and when the following procedures are to be carried out.
2. **Procedures:** For all works included within the contract.
3. **Submittal date:** Submit to the Principal Designer for approval prior to commencing works on site.

PM_60_30_19/80 Alternative method proposals

1. **General:** In addition to and at the same time as tendering for the works as defined in the tender documents, alternative methods of construction and installation may be submitted for consideration. Alternatives, which would involve significant changes to other work, may not be considered.

2. **Alternative method proposals:** Include a complete and precise statement of the effects on cost and programme.
3. **Safety method statement:** Carry out a health and safety risk assessment for each alternative and where appropriate provide a safety method statement suitable for incorporation in the health and safety plan.
4. **Full technical data:** Submit for each alternative together with details of any consequential amendments to the design and/ or construction of other parts of the works.
5. **Submittal date:** With the tender.

PM_60_30_19/90 Alternative time proposals

1. **General:** In addition to and at the same time as undertaking to complete the contract work by the date for completion or period specified in the contract, an alternative proposal based upon a different date or period may be submitted.
2. **Date for Completion:** If any such proposal is accepted, the date for completion or period inserted in the contract will be the date stated in or determined from the alternative proposal.

PM_60_30_20/10 Programme

1. **Master programme:** When requested and before starting work on site, submit in an approved form a master programme for the works.
2. **Include**
 - 2.1. **Information:** Design, production information and proposals provided by the contractor, subcontractors or suppliers, including inspection and checking.
3. **Planning:** Planning and mobilization by the contractor.
4. **Dates:** Earliest start and finish dates for each activity and identification of critical activities.
5. **Engineering services:** Running in, adjustment, commissioning and testing of engineering services and installations.
 - 5.1. **Instructions:** Work resulting from instructions issued in regard to the expenditure of provisional sums.
6. **Concurrent work:** Work by others and concurrent with the contract. The nature and scope of which, the relationship with preceding and following work and relevant limitations are suitably defined in the contract documents.
7. **Exclusions:** Work that is not well defined: where and to the extent that the programme implications for this are impossible to assess, exclude from the programme and confirm this when submitting the programme.
8. **Number of copies:** Submit electronically (PDF format) to the Contract Administrator.
9. **Submittal date:** Outline programme with key dates to be provided with tender. Detailed Gantt chart programme to be issued prior to commencement of works on site.

PM_60_30_45/10 Method and sequence of work restrictions

1. **Specific limitations:** Subject to obtaining access to all flats which is to be managed by the Contractor. See Section 3 of The Specification for further details.

PM_60_30_45/70 Materials for recycling or reuse

1. **Duty:** Sort and prevent damage to stated products or materials, clean off bedding and jointing materials and other contaminants.
2. **Storage:** Stack neatly and protect until required by the employer or for use in the works as instructed.

PM_60_30_45/90 Scaffolding

1. **Scaffolding:** Make available to subcontractors and others at all times.

PM_60_30_49 Limitations on timing report

1. **Specific limitations:** In accordance with the Local Authority's Rules and conditions for construction work.

PM_60_30_57 Notice of commencement

1. **Part of the works:** Window renewals.
2. **Notice period (minimum):** The Contractor is to contact all residents within the first 2 weeks of the contract to try and arrange appointments. Where the contractor is experiencing difficulty in contacting some resident's, they are to notify the Contract Administrator accordingly who will escalate with the client.

PM_60_30_66/30 Progress report

1. **Submittal date:** 3 days prior to the progress meeting.
2. **Requirement:** Notwithstanding any obligations under the contract the report must include the following.
3. **Content:** ☐ Site health and Safety detailing any accidents/incidents or near misses within the reporting period.

☐ Update on progress of works against the programme and detailing of any anticipated delays or issues with procurement of materials.

☐ Requests for any outstanding information or instructions.
4. **Progress statement:** Detailing matters materially affecting the regular progress of the works with reference to the master programme.
5. **Progress reports:** Subcontractors and suppliers.
 - 5.1. **Information:** Requirements for further drawings or details or instructions to fulfil obligations under the conditions of contract.

PM_60_40_40/20 Domestic subcontracts

1. **Details:** Provide details of proposed subcontractors and the work for which they will be responsible.
2. **Submittal date:** With the tender.

PM_60_40_40/100 Ownership of products

1. **Ownership:** At the time of each valuation, supply details of those products not incorporated into the works which are subject to reservation of title inconsistent with passing of property as required by the conditions of contract, together with their respective values.
2. **Evidence:** When requested, provide evidence of freedom of reservation of title.

PM_60_40_40/150 Listed products stored off site

1. **Evidence of title:** Submit reasonable proof that the property in 'listed items' is vested in the contractor
2. **Supplier:** For products purchased from a supplier include a copy of the contract of sale and a written statement from the supplier that conditions of the sale relating to the passing of property have been fulfilled and the products are not subject to encumbrance or charge.
3. **Subcontractor:** For products purchased from a supplier by a subcontractor or manufactured or assembled by a subcontractor, copies of the subcontract with the subcontractor and a written statement from the subcontractor confirming that conditions relating to the passing property have been fulfilled and the products are not subject to encumbrance or charge.

PM_60_40_40/200 Labour and equipment returns

1. **Records:** Provide for verification at the beginning of each week in respect of each of the previous seven days.
2. **Include**
 - 2.1. **Labour:** The number and description of craftsmen, labourers and other persons directly or indirectly employed on or in connection with the works or services, including those employed by subcontractors.
 - 2.2. **Equipment:** The number, type and capacity of mechanical, electrical and power operated equipment employed in connection with the works or service.

PM_60_40_40/210 Overtime working schedule

1. **Requirement:** Prior to overtime being worked, submit notice of times, types and locations of work to be done.
2. **Notice period (minimum):** Three days prior to overtime being worked.
3. **Concealed work:** If executed during overtime for which notice has not been submitted, it may be required to be opened up for inspection and reinstatement at the contractor's expense.

PM_60_40_60/10 Monitoring

1. **Progress**
 - 1.1. **Records:** Record on a copy of the programme kept on site.
 - 1.2. **Delays:** Minimize. Take appropriate action to recover lost time.
 - 1.3. **Corrective action:** Where progress falls below target, submit proposals.
 - 1.4. **Submittal date:** As soon as possible.
 - 1.5. **Completion forecast:** Submit on the last working day of each week.

PM_60_40_60/20 Progress meetings

1. **General:** Meetings will be held to review progress and other matters arising from administration of the contract.
2. **Frequency:** Every month.
3. **Venue:** On site or via Microsoft Teams
4. **Accommodation:** Ensure availability at the time of such meetings.
5. **Attendees:** Contractor's Contract Manager, Quantity Surveyor, Resident Liaison Officer and Site manager as a minimum.
6. **Chairperson**
 - 6.1. **Name:** The Contract Administrator (Baily Garner LLP)
 - 6.2. **Duties:** The chairperson will send invitations, receive apologies, distribute agendas, take and distribute minutes.

PM_60_40_60/30 Contractor's progress meetings

1. **General:** Hold meetings with appropriate subcontractors and suppliers shortly before main site meetings to facilitate accurate reporting of progress.

PM_60_50_12 Cash flow forecast

1. **Submission:** Before starting work on site, submit a forecast showing the gross valuation of the works at the date of each interim certificate throughout the contract period and based on the programme for the works.

PM_60_50_17 Completion certificate

1. **Notice:** Give reasonable notice to person countersigning daywork vouchers before starting work to be recorded.
2. **Information requirements**
 - 2.1. **Details:** Include a full description of the work undertaken and time spent on individual tasks.
 - 2.2. **Reference:** To the instruction under which the work is authorized.
 - 2.3. **Signature:** Sign by contractor's person in charge as evidence that the operatives' names, the time spent by each, the plant and materials shown are correct.
 - 2.4. **Submittal date:** No later than the end of week following that in which the work has been done.

PM_60_50_23/30 Proposed instructions

1. **Estimates:** If a proposed instruction requests an estimate of cost, submit without delay and in any case within seven days.
2. **Include**
 - 2.1. **Cost breakdown:** A detailed breakdown of cost, including allowance for direct loss and expense.
 - 2.2. **Resources:** Details of additional resources required.
 - 2.3. **Programme:** Details of adjustments to be made to the programme for the works.
 - 2.4. **Other:** Other information as is reasonably necessary to fully assess the implications of issuing such an instruction.
3. **Inability to comply:** Inform immediately if it is not possible to comply with any of the above requirements.

PM_60_50_27/10 Measured quantities

1. **Measured quantities:** When ordering products and constructing the works, the accuracy and sufficiency of the measured quantities is not guaranteed.
2. **Precedence:** The specification and drawings shall override the measured quantities.

PM_60_50_63 Pricing document

1. **Submittal date:** With the tender.

PM_60_60_26/30 Noise – consent by local authority

1. **Consent:** Granted by the local authority under Part III of the [Control of Pollution Act](#) relating to the works providing the following are met.
2. **Conditions:** Construction work in the London Borough of Tower Hamlets is allowed within the following days/times:
 - ☐ Monday-Friday, 8:00am-6:00pm
 - ☐ Saturday, 8:00am-1:00pm
 - ☐ Sundays and Bank holidays - no works

PM_60_60_26/40 Noise and vibration

1. **Noise control:** In accordance with [BS: Code of practice for noise and vibration control on construction and open sites](#). [Noise](#)
2. **Equipment:** Fit compressors, percussion tools and vehicles with effective silencers of a type recommended by manufacturers of the compressors, tools or vehicles.
3. **Restrictions:** Obtain consent before using percussion tools and other noisy appliances.

Do not use radios or other audio equipment or permit employees to use in ways or at times that may cause nuisance.

PM_60_60_26/60 Pollution

1. **Prevention:** Protect the site, the works and the general environment including the atmosphere, land and water courses against pollution.
2. **Contamination:** If pollution occurs inform immediately, including to the appropriate authorities and provide relevant information.

PM_60_60_26/90 Pesticides

1. **Use:** Not permitted.

PM_60_60_26/120 Nuisance

1. **Duty:** Prevent nuisance from smoke, noise, dust, rubbish, vermin and other causes.
2. **Surface water:** Prevent hazardous build-up on site, in excavations and to surrounding areas and roads.

PM_60_60_26/130 Asbestos-containing materials

1. **Requirement:** Report immediately suspected materials discovered during execution of the works. Do not disturb and agree methods for safe removal or encapsulation.

PM_60_60_26/150 Antiquities

1. **Requirement:** Report immediately fossils, antiquities and other objects of interest or value discovered during execution of the works.
2. **Preservation:** Keep objects in the exact position and condition in which they were found.

PM_60_60_26/160 Moisture

1. **Wetness or dampness:** Prevent where this may cause damage to the works.
2. **Drying out:** Control humidity and the application of heat to prevent:

Blistering and failure of adhesion.

Damage due to trapped moisture.

Excessive movement.

PM_60_60_26/180 Infected timber and contaminated materials

1. **Removal:** Where instructed to remove material affected by fungal and/ or insect attack from the building, minimize the risk of infecting other parts of the building.
2. **Testing:** Carry out and keep records of appropriate tests to demonstrate that hazards presented by concentrations of airborne particles, toxins and other micro-organisms are within acceptable levels.

PM_60_60_26/190 Waste

1. **Waste:** Includes rubbish, debris, spoil, containers and packaging, and surplus material requiring disposal.
2. **Requirement:** Minimize production and prevent accumulation of waste. Keep the site and works clean and tidy. Clean out voids and cavities in the construction before closing.
3. **Disposal:** Collect and store in suitable containers. Remove from site and dispose of in a safe and competent manner, as approved and directed by the Waste Regulation Authority.
4. **Recyclable material:** Sort and dispose at a materials recycling facility approved by the Waste Regulation Authority.
5. **Documentation:** Retain on site. Provide details of waste and recycling levels for waste leaving site

PM_60_60_26/210 Invasive species

1. **General:** Prevent the introduction or spread of species (e.g. plants or animals) that may adversely affect the site and the works economically, environmentally or ecologically.
2. **Requirement:** Report immediately suspected invasive species discovered during execution of the works. Do not disturb and agree methods for safe eradication or encapsulation.

PM_60_60_26/220 Existing services

1. **Confirmation:** Notify service authorities, statutory undertakers and/ or adjacent owners of proposed work not less than one week before commencing site operations.
2. **Identification:** Before starting work, check and mark positions of mains and services. Where positions are not shown on drawings obtain relevant details from service authorities, statutory undertakers or other owners.
3. **Work adjacent to services:** Comply with service authority's or statutory undertaker's recommendations.

Adequately protect, and prevent damage to services.

Do not interfere with their operation without consent of service authorities, statutory undertakers or other owners.

4. **Identifying services**
 - 4.1. **Below ground:** Use signboards, giving type and depth.
5. **Overhead:** Use headroom markers.
6. **Damage to services**
 - 6.1. **Action:** Immediately give notice and notify appropriate service authority or statutory undertaker.
 - 6.2. **Repair:** Make arrangements for making good without delay to the satisfaction of service authority, statutory undertaker or other owner as appropriate.
7. **Liability:** Measures taken to deal with an emergency will not affect the extent of the contractor's liability.
8. **Marker tapes or protective covers:** Replace, if disturbed during site operations, to service authority's or statutory undertakers recommendations.

PM_60_60_26/240 Roads and footpaths

1. **Duty:** Maintain roads and footpaths within and adjacent to the site and keep clear of mud and debris.
2. **Damage:** Make good if caused by site traffic, or otherwise consequent upon the works, to the satisfaction of the employer, local authority or other owner.

PM_60_60_26/270 Existing topsoil and subsoil

1. **Duty:** Prevent over compaction of existing topsoil and subsoil in those areas which may be damaged by construction traffic, parking of vehicles, temporary site accommodation or storage of materials and which will require reinstatement prior to completion of the works.
2. **Protection:** Submit proposals.
3. **Submittal date:** Before starting work.

PM_60_60_26/280 Retained trees, shrubs and grassed areas

1. **Protection:** Preserve and prevent damage.
2. **Replacement:** Mature trees and shrubs if uprooted, destroyed, or damaged beyond reasonable chance of survival in their original shape, as a consequence of the contractor's negligence, must be replaced with those of a similar type and age at the contractor's expense.

PM_60_60_26/300 Retained trees

1. **Protected area:** Unless agreed otherwise, do not dump spoil or rubbish, excavate or disturb topsoil, park vehicles or plant, store materials or place temporary accommodation within the root protection area.
2. **Roots:** Do not sever if exceeding 25mm in diameter. If unintentionally severed, give notice and seek advice.
3. **Ground levels:** Do not change within an area 3m beyond branch spread.

PM_60_60_40/10 Insurance

1. **Documentary evidence:** Before starting work on site submit details and/ or policies and receipts for the insurances required by the conditions of contract.

PM_60_60_40/100 Professional indemnity insurance

1. **Requirement:** Provide and maintain PI insurance in respect of contractor designed work.
 - 1.1. **Level of cover:** Relates to claims or series of claims arising out of one event.
 - 1.2. **Period of insurance for these purposes:** 12 years after the date of Practical Completion
2. **Amount of indemnity required:** £5,000,000.00
3. **Sub-limits of cover**
 - 3.1. **Pollution and contamination claims**
 - 3.1.1. **Level of indemnity:** An annual aggregate amount.
4. **Expiry of required period of CDP Professional Indemnity Insurance:** 12 years
5. **Documentary evidence:** Details and/ or policies and receipts for the insurances required.
6. **Submittal date:** Before starting work on site.

PM_60_60_40/110 Insurance claims

1. **Notice:** If an event occurs which may give rise to a claim or proceeding in respect of loss or damage to the works or injury or damage to persons or property arising out of the works, immediately give notice to the employer/ client, the person administering the contract on their behalf and the insurers.
2. **Failure to notify:** Indemnify the employer/ client against loss, which may be caused by failure to give such notice.

PM_60_60_60/10 Removal or replacement of existing work

1. **Extent and location:** Agree before commencement.
2. **Execution:** Carry out in ways that minimize the extent of work.

PM_60_60_60/20 Ownership of materials

1. **Alteration or clearance work:** Materials arising become the property of the contractor except where otherwise stated. Remove from site as work proceeds.

PM_60_60_60/30 Measurement

1. **Covered work:** Give notice before covering work required to be measured.

PM_60_60_60/40 Service runs

1. **General:** Provide adequate space and support for services, including unobstructed routes and fixings.
2. **Ducts, chases and holes:** Form during construction rather than cut in situ.

3. **Coordination with other works:** Submit details of locations, types and methods of fixing of services to fabric and identification of runs and fittings.

PM_60_60_60/50 Security

1. **Protection:** Safeguard the site, the works, products, materials, and existing buildings affected by the works from damage and theft.
2. **Access:** Take reasonable precautions to prevent unauthorized access to the site, the works and adjoining property.

PM_60_60_60/70 Stability

1. **Responsibility:** Maintain the stability and structural integrity of the works and adjacent structures during the contract.
2. **Design loads:** Obtain details, support as necessary and prevent overloading.

PM_60_60_60/80 Occupied premises

1. **Extent:** Existing buildings will be occupied and/ or used during the contract.
2. **Works:** Carry out without undue inconvenience and nuisance and without danger to occupants and users.
3. **Overtime:** If compliance with this clause requires certain operations to be carried out during overtime, and such overtime is not required for any other reason, the extra cost will be paid to the contractor, provided that such overtime is authorized in advance.

PM_60_60_60/130 Livery

1. **Requirements**
 - 1.1. **Operatives:** High visibility vests with Contractor logo and identification badges. In Line with the Client Code of Conduct.

PM_60_60_70/10 Climatic conditions - records

1. **Climatic conditions:** Record accurately and retain.
2. **Information**
 - 2.1. **Air temperatures:** Daily maximum and minimum, including overnight.
 - 2.2. **Delay records:** Due to adverse weather, include description of the weather, types of work affected and number of hours lost.

PM_60_60_75/20 Explosives

1. **Use:** Not permitted.

PM_60_60_75/50 Fire prevention

1. **Requirement:** Prevent personal injury or death, and damage to the works or other property from fire.
2. **Standard:** Comply with the [Joint Fire Code: Fire Prevention on Construction Sites](#).

PM_60_60_75/60 Smoking on site

1. **Smoking on site:** Not permitted.

PM_60_60_75/70 Burning on site

1. **Burning on site:** Not permitted.

PM_60_60_75/100 Electromagnetic interference

1. **Duty:** Prevent excessive electromagnetic disturbance to other susceptible apparatus.

PM_60_60_75/120 Laser equipment

1. **Construction laser equipment:** Install, use and store in accordance with [BS EN 60825-1](#) and the manufacturer's instructions.
2. **Class 1 or Class 2 laser equipment:** Ensure laser beam is not set at eye level and is terminated at the end of its useful path.
3. **Class 3A and Class 3B laser equipment:** Do not use without approval and subject to submission of a method statement on its safe use.

PM_60_60_75/140 Powder-actuated fixing systems

1. **Use:** Not permitted.

PM_60_60_75/150 Existing features

1. **Protection:** Prevent damage to existing buildings, fences, gates, walls, roads, paved areas and other site features which are to remain in position during execution of the works.

PM_60_60_75/160 Existing work

1. **Protection:** Prevent damage to existing work, structures or other property during the execution of the works.
2. **Removal:** Minimum amount necessary.
3. **Replacement work:** To match existing.

PM_60_60_75/170 Building interiors

1. **Protection:** Prevent damage from exposure to the environment, including weather, flora, fauna and other causes of material degradation during the execution of the works.

PM_60_60_75/180 Existing furniture, fittings and equipment

1. **Protection:** Prevent damage or move as necessary to enable the works to be executed. Reinstall in original positions.
2. **Removal by employer/ client**
 - 2.1. **Timing:** Before work starts in relevant areas.
 - 2.2. **Item:** All curtains and blinds are to be carefully removed, labelled with the flat number and window location and stored securely for the duration of the works. Reinstall following completion of the works.

PM_60_60_88/10 Meter readings

1. **Charges for service supplies:** Where to be apportioned ensure that:

Meter readings are taken by relevant authority at possession and/ or completion as appropriate.

Copies of readings are supplied to interested parties.

PM_60_60_88/20 Mechanical plant – contract minimum requirement

1. **Details:** Allow for compliance with contract obligations.

PM_60_70_17/10 Outline construction phase health and safety plan

1. **Content**

- 1.1. **Risk assessment:** Method statements on how risk from hazards identified in the pre-construction information and other hazards identified by the contractor will be addressed. Procedures for carrying out risk assessment and for managing and controlling the risk.
 - 1.2. **Management system:** Details of the proposed management structure, responsibilities and arrangements for issuing health and safety directions. Include procedures for informing other contractors and employees of health and safety hazards.
 - 1.3. **Selection:** Proposed procedure for ensuring competency of other contractors, the self-employed and designers.
 - 1.4. **Communication:** Procedures for communications between the project team, other contractors and site operatives. Include arrangements for cooperation and coordination between contractors.
 - 1.5. **Emergency:** Procedures including those for fire prevention and escape.
 - 1.6. **Records:** Arrangements for ensuring that accidents, illness and dangerous occurrences are recorded.
 - 1.7. **Personnel :** Procedures for ensuring that persons on site have received relevant health and safety information and training. Include arrangements for consulting with and taking the views of people on site, for preparing site rules and drawing them to the attention of those affected and ensuring compliance.
 - 1.8. **Monitoring:** Monitoring procedures to ensure compliance with site rules, selection and management procedures, health and safety standards and statutory requirements. Review procedures to obtain feedback.
2. **Submittal date:** Submit to Principal designer for approval prior to commencement of works.

PM_60_70_17/20 Construction phase health and safety plan

1. **Delivery to the Client:** No later than one week before commencement on site.
2. **Confirmation:** Do not start construction work until written confirmation is received that the construction phase health and safety plan includes the procedures and arrangements required by the [Construction \(Design and Management\) Regulations](#).
3. **Content:** Develop the plan from and draw on the outline construction phase health and safety plan and the pre-construction information.

PM_60_70_20/10 Execution hazards

1. **Common hazards:** Refer to Designers Risk Assessment within Appendix A of The Specification.

PM_60_70_25/10 Health and safety hazards

1. **Hazards:** Refer to Designers Risk Assessment included within Appendix A.
2. **Limitations:** The nature and condition of the site and/ or buildings cannot be fully ascertained before they are opened up.
3. **Information:** The accuracy and sufficiency of this information is not guaranteed. Ascertain if additional information is required to ensure the safety of persons and the works.
4. **Training:** Ensure that all relevant personnel are aware of the hazards listed and have received appropriate training to deal with them.

PM_60_70_40/20 Health and safety information

1. **Content:** Describe the proposed organization and resources to safeguard the health and safety of operatives, including those of subcontractors, and of any person whom the works may affect.
2. **Include**
 - 2.1. **Policy document:** A copy of the contractor's health and safety policy documents, including risk assessment procedures.
 - 2.2. **Records:** Accident and sickness records for the past five years and of any previous Health and Safety Executive enforcement action.

- 2.3. **Training:** Records of training and training policy.
- 2.4. **Personnel :** The proposed number and type of staff responsible for health and safety on this project with details of their qualifications and duties.
3. **Submittal date:** With the tender.

PM_60_70_40/60 Outline construction phase health and safety plan

1. **Content**
 - 1.1. **Risk assessment:** Method statements on how risk from hazards identified in the pre-construction information and other hazards identified by the contractor will be addressed. Procedures for carrying out risk assessment and for managing and controlling the risk.
 - 1.2. **Management system :** Details of the proposed management structure, responsibilities and arrangements for issuing health and safety directions. Include procedures for informing other contractors and employees of health and safety hazards.
 - 1.3. **Selection:** Proposed procedure for ensuring competency of other contractors, the self-employed and designers.
 - 1.4. **Communication:** Procedures for communications between the project team, other contractors and site operatives. Include arrangements for cooperation and coordination between contractors.
 - 1.5. **Emergency:** Procedures including those for fire prevention and escape.
 - 1.6. **Records:** Arrangements for ensuring that accidents, illness and dangerous occurrences are recorded.
 - 1.7. **Personnel:** Procedures for ensuring that persons on site have received relevant health and safety information and training. Include arrangements for consulting with and taking the views of people on site, for preparing site rules and drawing them to the attention of those affected and ensuring compliance.
 - 1.8. **Monitoring:** Monitoring procedures to ensure compliance with site rules, selection and management procedures, health and safety standards and statutory requirements. Review procedures to obtain feedback.
2. **Submittal date:** Within one week of request.

PM_60_70_40/80 Health and safety file information

1. **Information:** Provide as required by the Principal Designer.
2. **Details:** To be confirmed
3. **Specification reference:** To be confirmed

PM_60_70_60/10 Product hazards

1. **Hazardous substances:** Site personnel levels must not exceed occupational exposure standards and maximum exposure limits stated in the current version of HSE document [EH 40](#).
2. **Common hazards:** Not listed. Control by good management and site practice.

PM_60_70_75/10 Supervision

1. **Requirement:** The whole of the contract work and any significant parts must be under the close control of competent trade supervisors to ensure maintenance of satisfactory quality, progress and coordination.
2. **Evidence:** Submit, including: details of the person proposed; their relevant skills, training and knowledge; practical experience; qualifications; membership or registration with professional bodies; employment history; work-related assessments; and management structure.
3. **Submittal date:** One week before start on site.
4. **Replacement of supervisory personnel:** Give maximum possible notice before changing supervisory personnel.

PM_60_70_75/20 Coordination of engineering services

1. **Suitability:** Site organization staff must include one or more persons with appropriate knowledge and experience of mechanical and electrical engineering services to ensure compatibility between engineering and the works generally.
2. **Evidence:** Submit on request, including: details of the person proposed; their relevant skills, training and knowledge; practical experience; qualifications; membership or registration with professional bodies; employment history; work-related assessments; and management structure.

PM_60_70_80 Social responsibility registration scheme

1. **Registration:** Before starting work, register with the Considerate Constructors Scheme and pay the appropriate fee.
2. **Address:** Considerate Constructors Scheme Office, PO Box 75, Great Amwell, Ware, Hertfordshire, SG12 0YX.
 - Tel. 01920 485959.
 - Fax. 01920 485958.
 - Free phone 0800 7831423
 - Web. www.ccscheme.org.uk
 - E mail. enquiries@ccscheme.org.uk
3. **Standard**
 - 3.1. **Minimum compliance level:** Good.

PM_60_70_93 Vehicle safety report

1. **Vehicle equipment (minimum):** Audible alert to other road users to the planned movement of the vehicle when the vehicle's indicators are in operation. Prominent signage at the rear of the vehicle to warn cyclists of the dangers of passing the vehicle on the inside.

Properly adjusted class VI mirror(s) or Fresnel lens to eliminate the near-side blind spot.

Side underrun guards.

2. **Drivers:** Trained on vulnerable road user safety through an approved course.

Hold a current valid Certificate of Competence.

Have a valid driving licence and be legally able to drive the vehicle.

PM_60_90_40/10 Safety provisions for site visits

1. **Access:** Provide at reasonable times.
2. **Inspections:** Agree dates and times several days in advance, to enable affected parties to be present.
3. **Safety:** Submit details in advance of safety provisions and procedures (including those relating to materials, which may be deleterious) which will require compliance when visiting the site.
4. **Protective clothing and/ or equipment:** Provide and maintain on site for visitors to the site.

PM_60_90_40/30 Inspections

1. **Standard:** Inspection, or other action, of products or executions must not be taken as approval, unless confirmed in writing and including: date of inspection; part of the work inspected; respects or characteristics which are approved; extent and purpose of the approval; and associated conditions.

PM_60_90_40/40 Defects in existing work report

1. **Undocumented defects:** When discovered, immediately give notice. Do not proceed with affected related work until response has been received.
2. **Documented remedial work:** Do not execute work which may hinder access to defective products or executions, or be rendered abortive by the remedial work.

PM_60_90_70 Quality control and management report

1. **Details:** If products of different manufacture to those specified are proposed, submit details with the tender, giving reasons for each proposed substitution. Unless notified at tender stage, proposals for substitutions may not be considered.
2. **Compliance:** Substitutions accepted will be subject to verification requirements detailed in the specification.

PM_60_90_70/20 Substitution of products

1. **Products:** If an alternative product to that specified is proposed, obtain approval before ordering the product.
2. **Reasons:** Submit reasons and relevant information for the proposed substitution.
3. **Information to be submitted:** Manufacturer and product reference.

Cost.

Availability.

Relevant standards.

Performance.

Function.

Compatibility of accessories.

Proposed revisions to drawings and specification.

Compatibility with adjacent work.

Appearance.

Copy of warranty or guarantee.

4. **Alterations to adjacent work:** If needed, provide details of scope, nature and cost.
5. **Manufacturers' guarantees:** If substitution is accepted, submit before ordering products.

PM_60_90_70/30 Equivalent products

1. **Inadvertent omission:** Wherever products are specified by proprietary name, the phrase 'or equivalent' is deemed to be included.

PM_60_90_70/40 Substitution of standards

1. **Specification:** To British Standard or European Standard.
2. **Substitution:** May be proposed, complying with a grade or category within a national standard of another Member State of the European Community, or an International Standard recognized in the UK.
3. **Ordering:** Submit notification of all such substitutions before ordering.

4. **Documentary evidence:** Submit for verification when requested. Submitted foreign language documents must be accompanied by certified translations into English.

PM_60_90_70/60 Currency of documents

1. **Currency:** References to published documents are to the editions, including amendments and revisions, current on the date of the invitation to tender.

PM_60_90_70/70 Incomplete documentation

1. **Products and executions:** Where and to the extent that products or executions are not fully documented, they are to be as follows.
2. **Requirements**
 - 2.1. **Standard:** Of a kind and quality appropriate to the nature and character of the part of the works where they will be used.
 - 2.2. **Suitability:** Suitable for the purposes stated or to be reasonably inferred from the project documents.
3. **Contract documents:** Omissions or errors in description and/ or quantity shall not vitiate the contract, nor discharge any obligations or liabilities under it.

PM_60_90_70/80 Workmanship skills

1. **Operatives:** Appropriately skilled and experienced for the type and quality of work.
2. **Registration:** With Construction Skills Certification Scheme.
3. **Evidence:** Operatives must produce evidence of skills and qualifications when requested.

PM_60_90_70/100 Quality of products

1. **Generally:** New.
2. **Supply:** Each product from the same source or manufacturer.
3. **Quantity:** Whole quantity of each product required to complete the works is to be of a consistent kind, size, quality and overall appearance.
4. **Tolerances:** Where critical, measure a sufficient quantity to determine compliance.
5. **Deterioration:** Prevent: order in suitable quantities to a programme and use in appropriate sequence.
6. **Recycling:** Proposals for recycled products may be considered.

PM_60_90_70/180 Quality of execution

1. **Generally:** Fix, apply, install or lay products securely, accurately, plumb, neatly and in alignment.
2. **Colour batching:** Do not use different colour batches where they can be seen together.
3. **Dimensions:** Check on site.
4. **Finished work:** Not defective, damaged, disfigured, dirty, faulty or out of tolerance.
5. **Appearance:** Adjust joints open to view so that they are even and regular.

PM_60_90_70/260 Samples

1. **Products or executions:** Comply with specification requirements and, in respect of the stated or implied characteristics, either to an express approval or to match a sample expressly approved as a standard for the purpose.

PM_60_90_70/270 Approval of products

1. **Programme:** Undertake or arrange submissions, samples, inspections and tests to suit the works programme.

2. **Approval:** Relates to a sample of the product and not to the product as used in the works. Do not confirm orders or use the product until approval of the sample has been obtained.
3. **Complying sample:** Retain on site in good, clean condition. Remove when no longer required.

PM_60_90_70/280 Approval of execution

1. **Programme:** Undertake or arrange submissions, samples, inspections and tests to suit the works programme.
2. **Approval:** Relates to the stated characteristics of the sample. (If approval of the finished work as a whole is required, this is specified separately.) Do not conceal or proceed with affected work until compliance with requirements is confirmed.
3. **Complying sample:** Retain on site in good, clean condition. Remove when no longer required.

PM_60_90_70/290 Accuracy of instruments

1. **Measurement:** Use instruments and methods described in [BS 5606](#), Appendix A.
2. **Accuracy:** Maintain

PM_60_90_70/330 Quality control

1. **Procedures:** Establish and maintain to ensure that the works, including the work of subcontractors, comply with specified requirements.
2. **Records:** Maintain full records, keep copies on site for inspection and submit copies on request.
3. **Content of records**
 - 3.1. **Identification:** Describe each element, item, batch or lot, including location in the works.
 - 3.2. **Inspections, tests and approvals:** Describe purpose and dates.
 - 3.3. **Nonconforming work:** Describe nature and extent of work found.
 - 3.4. **Corrective action:** Details of work carried out.

Ω End of Section

PM_70

Testing, commissioning and completion information

Project management

PM_70_80 Commissioning information

1. **General:** Submit relevant drawings and preliminary performance data to enable users to become familiar with the installation.
2. **Submittal date:** At commencement of commissioning.

PM_70_85_10/30 The building manual

1. **Purpose:** The building manual is to be a comprehensive information source and guide for owners and users of the completed works. It must provide an overview of the main design principles and describe key components and systems within the finished works to enable proper understanding, efficient and safe operation and maintenance.
2. **Scope**
 - 2.1. **Part 1:** General.
 - 2.2. **Part 2 :** Fabric.
 - 2.3. **Part 3 :** Services.
 - 2.4. **Part 4:** The health and safety file
 - 2.5. **Part 5:** Building user guide.
3. **Responsibility for production:** The Contractor
4. **Date required:** Four weeks before the date for completion stated in the contract. Note that delays in submission of the building manual and associated documents may lead to a delay in the issue of the practical completion certificate.
5. **Compilation:** Prepare all information for contractor designed or performance specified work including as-built drawings. Obtain or prepare all other information to be included in the manual.
6. **Reviewing the Manual:** Prepare and circulate a complete draft. Amend in the light of any comments and recirculate. Do not proceed with production of the final copies until authorized.
7. **Final copies of the Manual**
 - 7.1. **Number of copies:** 1 no. Hard Copy and 1No. Electronic
 - 7.2. **Format:** A4 size, plastics covered, loose leaf, four ring binders with hard covers, each indexed, divided and appropriately cover titled for Hard Copy. PDF for Electronic
 - 7.3. **Latest date for submission:** One week before the date for completion stated in the contract. Note that delays in submission of the building manual and associated documents may lead to a delay in the issue of the practical completion certificate.
8. **As-built/ record drawings and schedules**
 - 8.1. **Number of copies:** 1 no. Hard Copy and 1no. Electronic
 - 8.2. **Format:** A1/A3 size, plastics covered, loose leaf, four ring binders with hard covers, each indexed, divided and appropriately cover titled for Hard Copy. PDF for Electronic

PM_70_85_10/80 Content of the building manual part 1: general

1. **Content:** Obtain and provide the following, including all relevant details not included in other parts of the manual.
2. **Index:** List the constituent parts of the manual, together with their location in the document.
3. **The Works:** Description of the buildings and facilities.

Ownership and tenancy, where relevant.

Health and safety information – other than that specifically required by the [Construction \(Design and Management\) Regulations](#).

4. **The Contract:** Names and addresses and contact details of all significant consultants, contractors, subcontractors, suppliers and manufacturers.

Overall design criteria.

Environmental performance requirements.

Relevant authorities, consents and approvals.

Third-party certification, such as those made by 'competent' persons in accordance with the Building Regulations.

5. **Operational requirements and constraints of a general nature:** Maintenance contracts and contractors.

Fire safety strategy for the buildings and the site. Include drawings showing emergency escape and fire appliance routes, fire resisting doors, location of emergency alarm and firefighting systems, services, shut off valves switches, etc.

Emergency procedures and contact details in case of emergency.

Other specific requirements.

6. **Timescale for completion:** Prior to the issue of Practical Completion. Please note Practical Completion will not be granted until such information is received.

PM_70_85_10/90 Content of the building manual part 2: building fabric

1. **Content:** Obtain and provide the following, including all relevant details not included in other parts of the manual:

- 1.1. **Detailed design criteria:** Including:

Floor and roof loadings

Durability of individual components and elements

Loading restrictions

Insulation values

Fire ratings

Other relevant performance requirements

- 1.2. **Construction of the building:** A detailed description of methods and materials used.

As-built drawings recording the construction, together with an index.

Information and guidance concerning repair, renovation or demolition/ deconstruction.

- 1.3. **Periodic building maintenance guide chart:** Provide for all significant items of work

- 1.4. **Manufacturer's instructions index:** Include relevant COSHH data sheets and recommendations for cleaning, repair and maintenance of components.

- 1.5. **Fixtures, fittings and components schedule and index:** Obtain from manufacturers, suppliers and subcontractors.

- 1.6. **Guarantees, warranties and maintenance agreements:** Obtain from manufacturers, suppliers and subcontractors.

1.7. **Test certificates and reports required in the specification:** Obtain, including:

Air permeability.

Resistance to passage of sound.

Continuity of insulation.

Electricity and gas safety.

2. **Timescale for completion:** Prior to the issue of Practical Completion. Please note Practical Completion will not be granted until such information is received.

PM_70_85_10/100 Content of the building manual part 3: building services

1. **Content:** Obtain and provide the following, including all relevant details not included in other parts of the manual:

1.1. **Detailed design criteria and description of the systems, including:** Including:

Services capacity, loadings and restrictions.

Services instructions.

Services log sheets.

Manufacturers' instruction manuals and leaflets index.

Fixtures, fittings and component schedule index.

1.2. **Detailed description of methods and materials used:** For all items.

1.3. **As-built/ record drawings:** For each system recording the construction, together with an index, including:

Diagrammatic drawings indicating principal items of plant, equipment and fittings.

Record drawings showing overall installation.

Schedules of plant, equipment, valves, etc. describing location, design performance and unique identification cross referenced to the record drawings.

Identification of services – a legend for colour coded services.

1.4. **Product details:** Including for each item of plant and equipment:

Name, address and contact details of the manufacturer.

Catalogue number or reference.

Manufacturer's technical literature, including detailed operating and maintenance instructions.

Information and guidance concerning dismantling, repair, renovation or decommissioning.

1.5. **Operation:** A description of the operation of each system, including:

Starting up, operation and shutting down.

Control sequences.

Procedures for seasonal changeover.

Procedures for diagnostics, troubleshooting and fault-finding.

- 1.6. **Guarantees, warranties and maintenance agreements:** Obtain from manufacturers, suppliers and subcontractors.
- 1.7. **Commissioning records and test certificates:** List for each item of plant, equipment, valves, etc. used in the installations, including:

Electrical circuit tests.

Corrosion tests.

Type tests.

Work tests.

Start and commissioning tests.

- 1.8. **Equipment settings:** Schedules of fixed and variable equipment settings established during commissioning.
- 1.9. **Preventative maintenance:** Recommendations for frequency and procedures to be adopted to ensure efficient operation of the systems.
- 1.10. **Lubrication:** Schedules of all lubricated items.
- 1.11. **Consumables:** A list of all consumable items and their source.
- 1.12. **Spares:** A list of recommended spares to be kept in stock, being those items subject to wear and tear or deterioration and which may involve an extended delivery time when replacements are required.
- 1.13. **Emergency procedures :** For all systems, significant items of plant and equipment.
- 1.14. **Annual maintenance summary chart:** For all systems.
2. **Timescale for completion:** Prior to the issue of Practical Completion. Please note Practical Completion will not be granted until such information is received.

PM_70_85_10/110 Content of the building manual part 4: the health and safety file

1. **Content:** Obtain and provide the following, including all relevant details not included in other parts of the manual, including:

Residual hazards and how they have been dealt with.

Hazardous materials used.

Information regarding the removal or dismantling of installed plant and equipment.

Health and safety information about equipment provided for cleaning or maintaining the structure.

The nature, location and markings of significant services.

Information and as-built drawings of the structure, its plant and equipment.

2. **Timescale for completion:** Prior to the issue of Practical Completion. Please note Practical Completion will not be granted until such information is received.
3. **Submit to:** Principal Designer and the Contract Administrator.

PM_70_85_10/120 Content of the building manual part 5: the building user guide

1. **Content:** Obtain and provide the following:

Building services information.

Emergency information.

Energy and environmental strategy.

Water use.

Transport facilities.

Materials and waste policy.

Re-fit/ re-arrangement considerations.

Reporting provision.

Training.

Links and references.

2. **Timescale for completion:** Prior to the issue of Practical Completion. Please note Practical Completion will not be granted until such information is received.

PM_70_85_10/140 Presentation of building manual

1. **Format:** A4 size, plastics covered, loose leaf, four ring binders with hard covers, each indexed, divided and appropriately cover titled
2. **Selected drawings :** Where these are needed to illustrate or locate items mentioned in the manual: if larger than A4, to be folded and accommodated in the binders so that they may be unfolded without being detached from the rings.
3. **As-built/ record drawings:** The main sets may form annexes to the manual.

PM_70_85_20 Defects rectification report

1. **Non-compliant items**
 - 1.1. **Opening up, inspection, testing, making good, adjustment of the Contract Sum, or removal and re-execution:** Submit proposals
 - 1.2. **Submittal date:** As soon as possible after discovery of items which are, or appear to be, non-compliant.
2. **Acceptability:** Such proposals may be unacceptable, and contrary instructions may be issued.

PM_70_85_20/30 Measures to establish acceptability

1. **General:** Wherever inspection or testing shows that the work, materials or goods are not in accordance with the contract, and measures (e.g. testing, opening up, experimental making good) are taken to help in establishing whether or not the work is acceptable, such measures will be at the expense of the contractor, and will not be considered as grounds for revision of the completion date.

PM_70_85_20/40 Rectification and defects

1. **Notice:** Give reasonable notice for access to the various parts of the works.
2. **Access arrangements:** The Contract Administrator.
3. **Completion:** Give notice when remedial works have been completed.

PM_70_85_30/10 Tests and inspection schedule

1. **Timing:** Agree and record dates and times of tests and inspections to enable affected parties to be represented.
2. **Confirmation:** Provide one working day prior to each test or inspection. If sample or test is not ready, agree a new date and time.

3. **Records:** Submit a copy of test certificates and retain copies on site.

PM_70_85_35/100 Work before completion

1. **General:** Make good damage consequent upon the works. Remove temporary markings, coverings and protective wrappings unless otherwise instructed.
2. **Cleaning:** Clean the works thoroughly inside and out, including accessible ducts and voids. Remove splashes, deposits, efflorescence, rubbish and surplus materials.
3. **Cleaning materials and methods:** As recommended by manufacturers of products being cleaned, and must not damage or disfigure other materials or construction.
4. **COSHH dated data sheets:** Obtain for materials used for cleaning and ensure they are used only as recommended by their manufacturers.
5. **Minor faults:** Touch up in newly painted work, carefully matching colour and brushing out edges. Repaint badly marked areas back to suitable breaks or junctions.
6. **Moving parts of new work:** Adjust, ease and lubricate as necessary to ensure easy and efficient operation, including doors, windows, drawers, ironmongery, appliances, valves and controls.
7. **Security at completion**
 - 7.1. **General:** Leave the works secure with accesses closed and locked, where appropriate.
 - 7.2. **Keys:** Account for and adequately label keys. Hand over to the duly authorized person with an itemized schedule. Retain a duplicate schedule signed by that person as a receipt.

PM_70_85_40/20 The health and safety file

1. **Responsibility for production:** The Principal Designer, with assistance from the Principal Contractor where appropriate
2. **Content:** As directed by The Principal Designer
3. **Format:** Electronic in PDF format.
4. **Delivery to:** The Client and Contract Administrator
5. **Latest date for submission:** One week before Practical Completion

PM_70_85_45/10 Tools and consumables

1. **General:** Provide tools and portable indicating instruments for the operation and maintenance of all services plant and equipment (except any installed under named subcontracts) together with suitable means of identifying, storing and securing.
2. **Quantity:** Two complete sets.
3. **Consumables:** Supply a complete list of all consumables necessary for the operation.
4. **Submittal date:** At completion.

PM_70_85_45/20 Schedule for spare parts

1. **General:** Prepare a priced schedule of recommended spare parts that should be obtained and kept in stock for maintenance of the services installations.
2. **Content:** Include in the priced schedule for:

Manufacturers' current prices, including packaging and delivery to site.

Checking receipts, marking and numbering in accordance with the schedule of spare parts.

Referencing to the plant and equipment list in part 3 of the building manual.

Painting, greasing, etc. and packing to prevent deterioration during storage.
3. **Latest date for submission:** Submit alongside the building manual.

PM_70_85_52/10 Manufacturer's recommendations and instructions

1. **General:** Comply with manufacturer's printed recommendations and instructions current on the date of the invitation to tender.
2. **Exceptions:** Submit details of changes to recommendations or instructions.
3. **Execution:** Use ancillary products and accessories supplied or recommended by main product manufacturer.
4. **Products:** Comply with limitations, recommendations and requirements of relevant valid certificates.

PM_70_85_64/20 Mechanical and electrical services

1. **Final tests and commissioning:** Carry out so that services are in full working order at completion of the works.
2. **Confirmation:** Provide a Building Regulations notice, signed by a suitably qualified person, to Building Control, confirming that systems have been commissioned in accordance with approved procedures.
3. **Records:** Include in the building manual

PM_70_85_64/40 Continuity of thermal insulation

1. **Record and report:** Confirm that work to new, renovated or upgraded thermal elements has been carried out to conform to the specification.
 - 1.1. **Content:** Address of premises, the contractor's name and address, the name, qualification and signature of a competent person responsible for checking compliance and the date on which the installation was checked.
2. **Submit:** Before completion of the works.
3. **Copy:** Include in the building manual.

PM_70_85_90/10 Training

1. **Objective:** Before completion, explain and demonstrate to designated maintenance staff the purpose, function and operation of the installations including items and procedures listed in the building manual.
2. **Time allowance (minimum):** 4 hours

PM_70_85_96 Works completion certificate

1. **Requirement:** Give notice of the anticipated dates of completion of the whole or parts of the works.
2. **Associated work:** Ensure necessary access, services and facilities are complete.
3. **Period of notice (minimum):** Two weeks.

PM_70_90/10 Record drawings and information

1. **Record drawings**
 - 1.1. **Drawings scope:** For all CDP elements.
 - 1.2. **Drawings format:** Electronic in DWG. format
2. **Record specification**
 - 2.1. **Specification format:** PDF
 - 2.2. **Submittal date:** At least two weeks before Practical Completion.

PM_70_90/20 Technical information

1. **Availability:** Retain on site for reference by supervisory personnel.

2. **Information:** Manufacturer's current information and relevant British Standards, relating to products to be used in the works.

Ω End of Section

PM_80

Asset management information

Project management

PM_80_10_50/10 Maintenance instructions and guarantees

1. Components and equipment: Obtain or retain copies, register with manufacturer and hand over before completion of the works.
2. Information location: In 'Building Manual'.
3. Emergency call-out services
 - 3.1. Telephone numbers: Provide for use before completion.
 - 3.2. Extent of cover: Office hours only.

Ω End of Section

Ro Roles

Roles

Ro_10_20_14 Client (K)

1. Name: Industrial Dwellings Society Ltd (IDS)
2. Address: 143 Stoke Newington Road, London, N16 8BP
3. Contact: Kris Egan - Project Manager
4. Telephone: 07377182741
5. Email address: kegan@ids.org.uk

Delivery team roles

Ro_30_10_19 Contract Administrator

1. Name: Baily Garner LLP
2. Address: 146-148 Eltham Hill, London SE9 5DY
3. Contact: Chris Jones
4. Telephone: 02082941000
5. Email address: chris.jones@BailyGarner.co.uk

Official roles

Ro_30_30_67 Principal contractor

1. Name: TBC
2. Address: TBC
3. Contact: TBC
4. Telephone: TBC
5. Email address: TBC

Ro_30_30_68 Principal designer

1. Name: Baily Garner LLP
2. Address: 146-148 Eltham Hill, London SE9 5DY
3. Contact: James Stannard
4. Telephone: 02082941000
5. Email address: james.stannard@bailygarner.co.uk

Design roles

Ro_50_20_33 Fire engineer

1. Name: Tradeline Solutions Ltd
2. Address: Spectrum House, 2b Suttons Lane, Hornchurch, Essex, RM12 6RJ
3. Contact: Nicky Hands
4. Telephone: 01708 370 070
5. Email address: nicky.hands@tradelinesolutions.co.uk

Ω End of Section



Specification created using NBS Chorus

SECTION 2

Materials & Workmanship

Baily Garner

Industrial Dwellings Society

Stepney Green Court - Major Works Programme

Section 2 - Materials and Workmanship
11-03-2025

Whole estate improvement works inclusive of roof, window and door replacements, external fabric repairs and redecoration and other miscellaneous works.

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Ac_10_10_25/120 Demolition

Activities

Ac_10_10_25/120 Demolition

1. Description: Removal of existing Windows and Doors
2. Execution: [Ac_10_10_20/615 Demolition generally](#); [Ac_10_10_20/618 Contractor](#);
[Ac_10_10_20/630 Location and marking of existing services](#); [Ac_10_10_20/670 Dust control](#);
[Ac_10_10_20/680 Unforeseen hazards](#); [Ac_10_10_20/695 Structures and services to be retained](#);
[Ac_10_10_20/715 Components and materials arising from demolition](#)

Execution

Ac_10_10_20/615 Demolition generally

1. Standard: To [BS 6187](#).

Ac_10_10_20/618 Contractor

1. Personnel
 - 1.1. Supervisory staff
 - 1.1.1. Required qualifications: Experienced in the assessment of risks involved and methods of demolition to be used.
 - 1.2. Operatives
 - 1.2.1. Required qualifications: Appropriately skilled and experienced in the type of work.

Ac_10_10_20/630 Location and marking of existing services

1. Services affected by the Works: Locate and mark positions.
2. Marking: Mark services in accordance with National Joint Utilities Group ([NJUG](#)) [Volume 1. NJUG guidelines on the positioning and colour coding of underground utilities' apparatus](#) .

Ac_10_10_20/670 Dust control

1. Requirement: Minimize airborne dust. Keep public roadways and footpaths clear of mud and debris.

Ac_10_10_20/680 Unforeseen hazards

1. Unrecorded voids, tanks, chemicals, etc. discovered during demolition: Give notice immediately.
2. Removal of unforeseen hazards: Where requested by Contract Administrator, submit proposals and method statement.

Ac_10_10_20/695 Structures and services to be retained

1. Removal of structures and services to be retained: Cut away and strip out with care. Minimize the amount of making good needed.
2. Damage to structures and services to be retained: Give notice and notify service authority or owner of damage arising from the execution of the works.
3. Repairs: Where necessary undertake repairs and making good of any damage to window reveals, ready to receive new windows and doors.

Ac_10_10_20/715 Components and materials arising from demolition

1. **Components and materials arising from demolition work:** Property of the Contractor, except for designated items which remain the property of the Employer.
2. **Contractor's property:** Remove from site as work proceeds where not to be reused or recycled for site use.

Ω End of Activity

Ac_15_40/120 Hazardous material surveying

Activities

Ac_15_40/120 Hazardous material surveying

1. Description: Asbestos Survey
2. System performance: [Ac_15_40/220 Parameters for deleterious materials surveys](#)
3. Risk assessment and method statement: Required.
4. Survey techniques: [Ac_15_40/710 Survey and testing for asbestos containing materials](#)
5. Execution: [Ac_15_50_10/605 Special access considerations](#); [Ac_15_50_10/740 Unforeseen hazards during survey](#)

System performance

Ac_15_40/220 Parameters for deleterious materials surveys

1. Survey purpose:
 - Assess the level of damage or deterioration in the ACMs and whether remedial action is required.
 - Identify ACMs that need to be removed before commencement of scheduled refurbishment or demolition works.
 - Inspect and record the condition and surface treatment of presumed or known ACMs.
 - Locate and record the location of presumed or known ACMs.
2. Survey scope: To all external and internal areas affected by the works.
3. Limitations to survey: Do not use intrusive techniques which may disturb deleterious materials.

Execution

Ac_15_40/710 Survey and testing for asbestos containing materials

1. Qualifications and experience of surveyors: UKAS accredited asbestos surveyor. Samples to be assessed by UKAS accredited laboratory to determine the lead content.
2. Extent of survey: To all external and internal areas affected by the contract works.
3. Survey type: Refurbishment and Demolition survey.
4. Permissible survey techniques: Documentary research, visual inspection and sampling.
5. Additional testing: Test for lead based paints and lead containing materials.
6. Reporting
 - 6.1. Testing or assessment reports: Submit evidence of testing by a UKAS accredited laboratory.
 - 6.2. Supplementary requirements: Report the survey in a format that can be used to prepare an asbestos register and building plan. Inform the client that his responsibility in managing asbestos is ongoing and that the preparation of the survey does not discharge these responsibilities.

Ac_15_50_10/605 Special access considerations

1. Restricted areas: Access to be arranged in liaison with residents if internal sampling is required to windows.
2. Requirements
 - 2.1. Lone working: Prohibited

Ac_15_50_10/740 Unforeseen hazards during survey

1. Requirement: Give notice when unrecorded hazards or hazardous materials are found. Do not disturb.

Ω End of Activity

Ss_15_30_17_12 Concrete crack repair or filling systems

Systems

Ss_15_30_17_12 Concrete crack repair or filling systems

1. Crack fill material
 - 1.1. Grout: [Pr_20_31_53_13 Cementitious grouts](#)
2. Prototypes or mock-ups
 - 2.1. Purpose: To demonstrate finished appearance of the crack repair system and for use as a reference sample.
3. Execution: [Ss_15_30_17/605 Pre-construction survey for concrete repairs](#); [Ss_15_30_17/610 Access, attendance and equipment](#); [Ss_15_30_17/620 Execution standards for structural elements](#); [Ss_15_30_17/635 Removal of concrete for treatment or replacement of reinforcement](#); [Ss_15_30_17/640 Preparation of reinforcement](#); [Ss_15_30_17/700 Executing concrete repair and protection generally](#)
4. System completion: [Ss_15_30_17/840 Record of location and extent of repairs](#)

Products

Pr_20_31_53_13 Cementitious grouts

1. Manufacturer: Sika Limited - Sika Monotop 612 Concrete Repair Mortar or equal and approved.
2. Third party product certification: BBA certificate.
3. Colour: To match adjoining surface material.

Execution

Ss_15_30_17/605 Pre-construction survey for concrete repairs

1. Survey generally
 - 1.1. Extent: Full survey to be undertaken of all cills and balcony soffits. Contractor to forward proposed repair schedule to Contract Administrator for approval. Survey to include full photographic schedule of condition for all areas.
 - 1.2. Purpose: To determine nature and extent of required repair, renovation and/ or conservation work.
 - 1.3. Timing: Complete survey and submit to Contract Administrator for approval before starting repair work.
2. Testing
 - 2.1. Purpose: To confirm location and extent of defects before starting repair work.
 - 2.2. Tests and observations
 - 2.2.1. Methodology: To [BS EN 1504-10](#).
 - 2.2.2. Parameters: Delamination. Cover to reinforcement. Carbonation. Chloride content.
 - 2.2.3. Test method: Hammer test soundings on 100mm grid to balcony soffits.
Where spalling is identified, undertake phenolphthalein test (one to each balcony)
3. Notice for inspections (minimum): 1 week
4. Survey report
 - 4.1. Content: Concrete repair schedule with estimated costs and associated photographic schedule.

Ss_15_30_17/610 Access, attendance and equipment

1. **Access to repair area:** Provide scaffold or other appropriate means of access. Coordination with any existing occupants or users is essential.
2. **Access, attendance and equipment:** Provide all necessary tools and equipment for basic tests, including PPE where necessary.

Ss_15_30_17/620 Execution standards for structural elements

1. Standards: To [BS EN 1504-10](#).

Ss_15_30_17/635 Removal of concrete for treatment or replacement of reinforcement

1. **Extent**
 - 1.1. **Extent generally:** Remove the minimum amount of concrete necessary to allow treatment and replacement, and to achieve thorough compaction of replacement material.
 - 1.2. **Clearance around reinforcement:** The greater of 15 mm or the maximum aggregate size of the repair material plus 5 mm.
 - 1.3. **Length of continuous uncorroded reinforcement to be exposed (minimum):** 50 mm or, where reinforcement is to be replaced, 50 mm beyond the end of lap or joint.
 - 1.4. **Removal of carbonated or contaminated concrete:** Remove concrete where chloride concentrations (by mass of cement) are greater than 0.3%.
Remove concrete where carbonation depth is within 5 mm of reinforcement.
Remove concrete where cover to reinforcement is less than 10 mm.
 - 1.5. **Limitations:** Remove concrete and reinforcement only when it is safe to do so and temporary supports are in place.
2. **Treatment of edges:** Do not undercut or feather edges. Maintain edge angle within 90–135° or, where replacement material is spray-applied, 110–135°.
3. **Cutting:** Do not damage reinforcement.

Ss_15_30_17/640 Preparation of reinforcement

1. **Cleaning**
 - 1.1. **Extent:** Clean sufficiently to assess degree of section loss.
 - 1.2. **Standard of cleaning:** To [BS EN ISO 8501-1](#), grade Sa 2.
 - 1.3. **Cleanliness of reinforcement at time of applying coatings or pouring concrete:** Ensure reinforcement free from corrosive pitting, loose mill scale, loose rust and contaminants which may adversely affect the reinforcement, concrete, or the bond between the two.
2. **Removing reinforcement sections**
 - 2.1. **Limitations:** Minimize disruption to retained reinforcement, retained concrete and bond between the two.
 - 2.2. **Cutting reinforcement**
 - 2.2.1. **Cold-worked:** Saw cut or shear.
 - 2.2.2. **Hot rolled reinforcement when using welded or mechanical joints:** Remove by burning and grind back burnt ends at least 2 mm.

Ss_15_30_17/700 Executing concrete repair and protection generally

1. Standards: To [BS EN 206](#), [BS EN 13670](#) and the relevant parts of BS EN 1504.
2. Method statement: Required.
3. Extent: As per approved concrete repair schedule approved by Contract Administrator.
4. Operatives' skill and experience

- 4.1. Requirement: Appropriate for the types of preparation and application.
- 4.2. Evidence: Submit.

System completion

Ss_15_30_17/840 Record of location and extent of repairs

- 1. Records
 - 1.1. Content: Unique repair reference number for cross-referencing to record drawings.
Details of repair, including dimensions and explanatory sketches.
 - 1.2. Format: Electronic.
- 2. Record drawings: Mark up contract drawings.

Ω End of System

Ss_15_30_50_50 Masonry repair systems

Systems

Ss_15_30_50_50 Masonry repair systems

1. Description: For Brickwork Repairs
2. Contract survey: Contractor to undertake full survey of building and mark up all brickwork repairs and re-pointing. Provide repair schedule to the Contract Administrator for review and approval.
3. Conservation, repair or restoration technique: Brickwork replacement and repointing.
4. Replacement materials
 - 4.1. Materials: [Pr_20_93_52_15 Clay bricks Type A](#)
 - 4.2. Attachment: [Pr_20_31_53_10 Cement-gauged designed mortars](#)
 - 4.3. Masonry pointing mortar: [Pr_20_31_53_10 Cement-gauged designed mortars](#)
5. Joint reinforcement
 - 5.1. Type: [Pr_20_96_71_83 Stainless steel bed joint reinforcement](#)
 - 5.2. Making good: [Pr_20_31_53_10 Cement-gauged designed mortars](#)
6. Samples required: [Ss_15_30_50/305 Product samples](#)
7. Execution: [Ss_15_30_50/600 Survey for masonry repair](#); [Ss_15_30_50/613 Adverse weather \(masonry repair\)](#); [Ss_15_30_50/616 Power tools for masonry repair](#); [Ss_15_30_50/620 Handling of masonry units and protection of retained and new masonry](#); [Ss_15_30_50/623 Maintaining structural stability during masonry repair](#); [Ss_15_30_50/626 Disturbance to retained masonry during masonry repair](#); [Ss_15_30_50/630 Removal of fittings for masonry repair](#); [Ss_15_30_50/633 Removal of plant growths for masonry repair](#); [Ss_15_30_50/639 Type and location of control samples for masonry repair](#); [Ss_15_30_50/642 Preparation for replacement masonry](#); [Ss_15_30_50/648 Corroded metal fixings in masonry repair](#); [Ss_15_30_50/650 Laying replacement masonry units](#); [Ss_15_30_50/656 Laying bed joint reinforcement in masonry repairs](#); [Ss_15_30_50/662 Pointing during masonry repair](#); [Ss_15_30_50/665 Pointing with tools and irons for masonry repair](#)
8. System completion: [Ss_15_30_50/820 Reinstatement of fittings and fixtures after masonry repair](#)

Products

Pr_20_31_53_10 Cement-gauged designed mortars

1. Manufacturer: Contractor's choice
2. Standard: To [BS EN 998-2](#).
3. Mortar type: Ready to use cement:sand.
4. Mix: M2.
5. Colour: To match existing adjacent finishes
6. Reaction to fire classification: Class A1.

Pr_20_93_52_15 Clay bricks Type A

1. Description: For replacement bricks
2. Manufacturer: Contractor's choice
3. Standard: To [BS EN 771-1](#).
4. Brick description: Facing brick.
5. Appearance: To match existing.
6. Work size (length x width x height): 215 x 102 x 65 mm.

7. Tolerances
 - 7.1. Mean value: T1.
 - 7.2. Range: R1.
8. Compressive strength
 - 8.1. Mean compressive strength (minimum): 20 N/mm²
 - 8.2. Category: I.
9. Durability designation: F0.
10. Water vapour permeability: 5/10 µ.
11. Reaction to fire: Class A1 to [BS EN 13501-1](#).

Pr_20_96_71_83 Stainless steel bed joint reinforcement

1. Manufacturer: Helifix
2. Standard: To [BS EN 845-3](#).
3. Configuration of bed joint reinforcement: Helifix Helical Bar
4. Corrosion protection: As per manufacturers instructions

Ss_15_30_50/305 Product samples

1. Submittals: Sample to be provided to demonstrate quality and appearance of finish for approval by the Contract Administrator.
2. Purpose: For use as a reference sample.
3. Labelling: Clearly label all submitted samples.
4. Timing: Approval required by Contract Administrator prior to proceeding with the works.

Execution

Ss_15_30_50/600 Survey for masonry repair

1. Survey generally
 - 1.1. Purpose: To ascertain nature and extent of masonry repairs required.
 - 1.2. Timing: Carry out before starting repair work.
 - 1.3. Report: Submit to Contract Administrator for approval.
2. Survey report content
 - 2.1. Access considerations: Highlight need for specialist access or hoisting equipment.
 - 2.2. Extent of masonry deterioration: Use measurements and photographs as appropriate to record bonding patterns, joint widths, special features, etc.
 - 2.3. Identification of masonry units to be removed, replaced or repaired: Mark clearly, but not indelibly, on face of masonry units or parts of units to be cut out and replaced. Transcribe markings to drawings/ photographs.
 - 2.4. Limitations: Identify areas where a full survey could not be carried out.
 - 2.5. Other information: Any considered relevant.

Ss_15_30_50/613 Adverse weather (masonry repair)

1. Freezing conditions: Do not use frozen materials or lay on frozen surfaces.
2. Air temperature
 - 2.1. Cement gauged mortars: Do not lay, point or repoint units at or below 3°C and falling or below 1°C and rising. (unless mortar has a temperature of not less than 4°C when laid and walling is thoroughly protected).

- 2.2. **Hydraulic lime: sand mortars:** Do not lay, point or repoint units at or below 5°C and falling or below 3°C and rising.
- 2.3. **Nonhydraulic lime:sand mortars:** Do not lay units in cold weather unless approval has been given.
3. **Temperature of masonry during curing:** Above freezing until mortar hardens/ has fully set.
4. **Newly erected or repointed walling**
 - 4.1. **Protect from precipitation:** At all times.
 - 4.2. **Protect from drying out too rapidly:** At all times in hot conditions and in drying winds.

Ss_15_30_50/616 Power tools for masonry repair

1. **Usage for removal of mortar:** Not permitted for thin bed joints. For standard bed joints, power tools are permitted, however, any damage to masonry units is to be made good at the expense of the contractor.

Ss_15_30_50/620 Handling of masonry units and protection of retained and new masonry

1. **Masonry units:** Do not damage; prevent overstressing. Keep clean, dry and frost free.
2. **Masonry:** Prevent damage, particularly to arrises, projecting features and delicate, friable surfaces. Prevent mortar/ grout splashes and other staining and marking on facework.

Ss_15_30_50/623 Maintaining structural stability during masonry repair

1. **General:** Maintain stability of masonry. Report defects, including signs of movement that are exposed or become apparent during the removal of masonry units.

Ss_15_30_50/626 Disturbance to retained masonry during masonry repair

1. **Retained masonry in the vicinity of repair works:** Disturb as little as possible.
2. **Existing retained masonry:** Do not cut or adjust to accommodate new or reused units.
3. **Retained loose masonry units and those vulnerable to movement during repair works:** Prop or wedge. Position firmly and correctly.

Ss_15_30_50/630 Removal of fittings for masonry repair

1. **Items to be removed, and reinstated on completion of repair work**
 - 1.1. **Items:** All redundant screws, brackets, wall plugs etc or any fittings requiring removal to undertake brickwork or mortar repair.
 - 1.2. **Identification:** Attach labels or otherwise mark items using durable, non-permanent means, to identify location and describe re-fixing instructions, where applicable.
 - 1.3. **Treatment following removal:** Refurbish and repair as necessary.
 - 1.4. **Stored items**
 - 1.4.1. **Requirement:** Protect against damage, and store until required.
 - 1.5. **Reinstatement:** Refit in original locations using original installation methods.
2. **Masonry fabric and surfaces:** Do not damage during removal of fittings and fixtures.

Ss_15_30_50/633 Removal of plant growths for masonry repair

1. **Plants, root systems and associated soil/ debris:** Carefully remove from joints, voids and facework.
2. **Removal of deep roots:** Where growths cannot be removed completely without disturbing masonry seek instructions.
3. **Unwanted plants close to masonry:** Where removal of root system is not possible or desirable, cut through stem as close to the ground as possible. Remove bark from stump and apply selective herbicides, and leave stump to wither.

Ss_15_30_50/639 Type and location of control samples for masonry repair

1. Control samples
 - 1.1. General: Complete and arrange for inspection before proceeding with the remainder.
 - 1.2. Types: Re-pointing - for each different type of mix/pointing profile/finish, prepare sample areas of approximately one square meter.

Ss_15_30_50/642 Preparation for replacement masonry

1. Defective material: Carefully remove. Do not disturb, damage or mark adjacent retained masonry.
2. Existing metal fixings, frame members or components
 - 2.1. Exposed metal: Submit report.
 - 2.2. Redundant metal: Remove.
3. Recesses: Remove projections and loose material. Leave joint surfaces in a suitable condition to receive replacement units. Protect from adverse weather if units are not to be placed immediately.

Ss_15_30_50/648 Corroded metal fixings in masonry repair

1. Removal: Cut out carefully, causing the least possible disturbance to surrounding masonry. Remove associated rust debris.

Ss_15_30_50/650 Laying replacement masonry units

1. Exposed faces of new material: Keep to agreed face lines.
2. Faces, angles and features: Align accurately. Set out carefully to ensure satisfactory junctions with existing masonry and maintain existing joint widths.
3. Joints
 - 3.1. Masonry surface: Control suction as necessary.
 - 3.2. Profile: To match existing adjacent surfaces.
 - 3.3. Finish: To match existing adjacent surfaces.
4. Laying units: On a full bed of mortar, all joints filled.
5. Joints too narrow for full mortar bedding
 - 5.1. Treatment: Grout thoroughly around replacement masonry units
 - 5.2. Grout placement: Keep grout back from exposed face to allow for the depth of pointing, using an approved temporary sealing material. Prevent grout staining exposed face.
6. Exposed faces: Keep clear of mortar and grout.

Ss_15_30_50/656 Laying bed joint reinforcement in masonry repairs

1. Reinforcement
 - 1.1. Laying: On an even bed of mortar in a continuous strip.
 - 1.2. Laps: 225 mm at joints and full laps at angles.
 - 1.3. Position in leaf: 20 mm back from face of external work, 12 mm back from face of internal work.
2. Mortar joints: Finish to normal thickness.

Ss_15_30_50/662 Pointing during masonry repair

1. Preparation of joints: Rake out existing mortar, carefully brush away loose mortar and dampen joints, as necessary, to control suction.
2. Joint profile: To match existing adjacent surfaces.
3. Joint finish: To match existing adjacent surfaces.
4. Exposed masonry faces: Keep clear of mortar and grout.

Ss_15_30_50/665 Pointing with tools and irons for masonry repair

1. **General:** Press mortar well into joints using pointing tools/ irons that fit into the joints.
2. **Joints:** Filled full.
3. **Face of masonry:** Keep clear of mortar. Use suitable temporary adhesive tape on each side of joints where necessary.

System completion

Ss_15_30_50/820 Reinstatement of fittings and fixtures after masonry repair

1. **Reinstatement:** Refit in original locations using original installation methods.
2. **Masonry fabric and surfaces:** Do not damage.

Ω End of System

Ss_25_30_20_22 Door assembly systems

Systems

Ss_25_30_20_22 Door assembly systems

1. Description: Materials & Workmanship clauses for new door units - as shown in tender drawings.
2. System performance: To BS 644: 2012
3. Door frame
 - 3.1. Material: [Pr_30_59_23_96 Wood door frames](#)
 - 3.2. Fasteners: In strict accordance with manufacturer's instructions.
 - 3.3. Seals or inserts: In strict accordance with manufacturer's instructions.
4. Door leaf
 - 4.1. Type: [Pr_30_59_23_98 Wood panelled door leaves](#)
 - 4.2. Perimeter seals or inserts: As manufacturer's standard
5. Thresholds: As manufacturer's standard
6. Weather or seal stripping: In accordance with manufacturers instructions.
7. Filler between frame and reveal: In accordance with manufacturers instructions.
8. Trim: [Pr_35_90_43_94 Wood mouldings and trims](#)
9. Execution: [Ss_25_30_20/642 Installing external doorsets or frames](#); [Ss_25_30_20/640 Fixing of wood frames](#); [Ss_25_30_20/610 Pre-construction survey](#); [Ss_25_30_20/675 Installation of emergency and panic exit devices](#); [Ss_25_30_20/680 Frame sealant joints](#); [Ss_25_30_20/690 Building-in permissions](#); [Ss_25_30_20/607 Provision of system samples, prototypes and mock-ups](#)
10. System completion: [Ss_25_30_20/895 Verification on completion](#)

Products

Pr_30_59_23_96 Wood door frames

1. Manufacturer: Contractor's choice
2. Standard: In accordance with [BS 8214](#).
3. Thermal performance: 1.4 W/m²K
4. Wood in joinery standard: To [BS EN 942](#).
5. Configuration: Refer to drawings contained within Appendix C. It is the contractor's responsibility to obtain all necessary measurements required for fabrication of the new windows.
6. Frame
 - 6.1. Species: Engineered Redwood or Equal and Approved. Any cills to be Gradis Hardwood or equal and approved.
 - 6.2. Appearance class: J10 for glazing beads, drips and similar. J40 or better for all other members.
 - 6.3. Preservative treatment: Required.
7. Dimensions
 - 7.1. Standard: Manufacturer's Standard
 - 7.2. Width and height: Indicative dimensions detailed on tender drawings, however, it will be the contractor's responsibility to obtain all measurements prior to the ordering of materials.
8. Perimeter seals or inserts: EPDM weatherseal.
9. Finish: Full paint factory finish.
10. Colour: RAL to be confirmed - for tender purposes allow for white.

11. Installation fasteners: In strict accordance with manufacturer's instructions.
12. Execution: [Pr_30_59_23/605 Moisture content of wood products](#); [Pr_30_59_23/640 Workmanship in joinery](#); [Pr_30_59_23/630 Installing hardware](#)
13. Verification
 - 13.1. Submittals: Shop drawings, schedules, technical information, calculations, and manufacturer's literature.
 - 13.2. Timing: Submit to Contract Administrator for review prior to the ordering of materials.

Pr_30_59_23_98 Wood panelled door leaves

1. Manufacturer: Contractor's choice
2. Standard: BS 644: 2012
3. Wood in joinery standard: To [BS EN 942](#).
4. Format: Refer to tender drawings within Appendix C.
5. Thickness: Refer to tender drawings within Appendix C.
6. Door leaf size: Refer to tender drawings within Appendix C.
7. Performance
 - 7.1. Strength and durability: To BS6375-2: 2009
 - 7.2. Exposure Rating:: BS 6375-1 2015 (2000Pa)
 - 7.3. Air Permeability: : Class 2 (300Pa)
 - 7.4. Weather Tightness:: Class 4a (150Pa)
 - 7.5. Resistance to Wind Load:: Class A3 (1200Pa)
 - 7.6. Security:: Certified to PAS 24 and Secured by Design when required by Building Regulations Document Q
8. Door structure
 - 8.1. Panel arrangement: Refer to tender drawings within Appendix C.
 - 8.2. Core: Engineered Redwood or equal and approved.
9. Panels and stiles
 - 9.1. Panel arrangement: Refer to tender drawings within Appendix C.
 - 9.2. Mouldings: Engineered Redwood or equal and approved.
 - 9.3. Wood species: Engineered Redwood or equal and approved.
 - 9.4. Appearance class: J10 for glazing beads, drips and similar. J40 or better for all other members.
10. Glazing
 - 10.1. Type: In accordance with [BS 6262-4](#), clear double safety glazing.
 - 10.2. Beading
 - 10.2.1. Type: Internal.
 - 10.2.2. Material: Engineered Redwood or equal and approved.
 - 10.2.3. Fixing: As manufacturer's standard.
11. Hardware: Fitted with security espagnolette locking and 3* security cylinder lock.
12. Perimeter seals: Weather.
13. Preservative treatment: Required.
14. Finish: Full paint factory finish.
15. Colour
 - 15.1. External: RAL to be confirmed - for tender purposes allow for white.
 - 15.2. Internal: RAL to be confirmed - for tender purposes allow for white.

16. Execution: [Pr_30_59_23/605 Moisture content of wood products](#); [Pr_30_59_23/630 Installing hardware](#); [Pr_30_59_23/640 Workmanship in joinery](#); [Ss_25_30_95/610 Preconstruction survey](#)
17. Verification
 - 17.1. Submittals: Shop drawings, schedules, technical information, calculations, and manufacturer's literature.
 - 17.2. Timing: Submit to Contract Administrator for review prior to the ordering of materials.

Pr_35_90_43_94 Wood mouldings and trims

Shared by: [Ss_25_30_95_26 External window systems](#)

1. General requirements: To match finishing trims and mouldings of existing installations. The contractors pricing shall account for all window and door types and they are required to visit site to establish requirements at tender stage.
2. Manufacturer: Contractor's choice
3. Standard: To [BS 1186-3](#).
4. Species: European redwood or equal and approved.
5. Appearance class: To [BS 1186-3](#), Class 1.
6. Profile: To match existing
7. Size: To match existing
8. Moisture content on delivery: 9–13%.
9. Execution: [Pr_35_90_43/606 Installing wood architraves, skirtings, mouldings and trims](#)

Execution

Pr_30_59_23/605 Moisture content of wood products

1. Standard: To [BS EN 942](#).
2. Moisture content on delivery: 12–16% for unheated buildings.

Pr_30_59_23/630 Installing hardware

1. Standard: In accordance with door, door assembly or doorset and hardware manufacturers' recommendations.
2. Submissions: Evidence of compliance with certification.

Pr_30_59_23/640 Workmanship in joinery

1. Standard: To [BS 1186-2](#).

Pr_35_90_43/606 Installing wood architraves, skirtings, mouldings and trims

Shared by: [Pr_35_90_43_87 Wood architraves](#)

1. Lengths: Unjointed between angles or ends of runs.
2. Running joints: Submit proposals for location and method of jointing where unavoidable.
3. Angle joints: Mitred.
4. Conditioning regime: During delivery, storage, fixing and to handover maintain conditions to suit specified moisture contents of timber components.
5. Environmental conditions: Control ambient temperature and humidity conditions to maintain moisture content at average level specified in [BS EN 942](#), Table B.1 for the relevant service condition until completion.

Do not fix when ambient temperature is at or below 0°C, or above 30°C.

6. Fixing

- 6.1. General: Fix securely.
- 6.2. Surface fixing: Face-nailed.
- 6.3. Exposed nail heads: Neatly punch below surface.

Ss_25_30_20/607 Provision of system samples, prototypes and mock-ups

1. Requirement: 1 no. full installation of doorset in location to be agreed with Contract Administrator.
2. Purpose: For use as a reference sample.
3. Timing: To be completed and approved by the contract administrator prior to commencement of other door installations.

Ss_25_30_20/610 Pre-construction survey

1. Procedure: Before starting work, take the site dimensions, record them on shop drawings and use them to ensure accurate fabrication.
2. Primary support structure: Survey sufficiently to verify that the required accuracy and security of erection can be achieved.
3. Timing: Before fabrication.

Ss_25_30_20/640 Fixing of wood frames

1. Spacing of fixings (frames not pre-drilled) (maximum): In strict accordance with manufacturer's instructions.

Ss_25_30_20/642 Installing external doorsets or frames

1. Standard: In accordance with [BS 8213-4](#).
2. Fixings and fasteners: In strict accordance with manufacturer's instructions.

Ss_25_30_20/675 Installation of emergency and panic exit devices

1. Installation: Emergency exit devices in accordance with [BS EN 179](#).

Ss_25_30_20/680 Frame sealant joints

1. Application: Prepare joints. Form triangular fillets finished to a flat or slightly convex profile.

Ss_25_30_20/690 Building-in permissions

1. General: Not permitted unless indicated on drawings.
2. Where permitted
 - 2.1. Preparation: Remove horns and provide support.
 - 2.2. Fixing cramps: Fully bed in mortar or affix to subframe or reveal structure.

Ss_25_30_95/610 Preconstruction survey

Shared by: [Ss_25_30_95_26 External window systems](#)

1. Procedure: Take site dimensions, record on shop drawings and use to ensure accurate fabrication.
2. Primary support structure: Carry out survey sufficient to verify that required accuracy and security of erection can be achieved.
3. Timing: Before fabrication.

System completion

Ss_25_30_20/895 Verification on completion

1. **Requirement:** Third-party certification to be provided upon completion to evidence compliance with the Building Regulations.

Manufacturers operation and maintenance instructions for all products used within system.

2. **Submittals**

- 2.1. **Format:** PDF and/or DWG

- 2.2. **Timing:** Prior to Practical Completion. PC will not be awarded in the absence of this information.

Ω End of System

Ss_25_30_20_25 Doorset systems

Systems

Ss_25_30_20_25 Doorset systems

1. Description: New Access Doors to Boiler House
2. System manufacturer: Latham's Steel Security Doorsets or equal and approved.
3. Doorset
 - 3.1. Type: [Pr_30_59_24_52 Metal doorsets](#)
 - 3.2. Fasteners: In accordance with manufacturer's instructions
 - 3.3. Seals or inserts
 - 3.3.1. Frame: In accordance with manufacturer's instructions
 - 3.3.2. Door: In accordance with manufacturer's instructions
4. Thresholds
 - 4.1. Base: Integral Door Cill
5. Hardware: Latham's superior multi-point locking system, Hooply handles and UAP tradelock Euro Cylinder.
6. Filler between frame and reveal: [Pr_30_31_76_66 Polyurethane \(PUR\) expanding foam fillers Type A](#)
7. Trim: [Pr_35_90_28_52 Metal finishing trims](#)
8. Execution: [Ss_25_30_20/610 Pre-construction survey Type A](#); [Ss_25_30_20/615 Installation of replacement external doors and hatches](#); [Ss_25_30_20/642 Installing external doorsets or frames Type A](#); [Ss_25_30_20/650 Fixing of loose thresholds](#); [Ss_25_30_20/655 Fixing hardware](#); [Ss_25_30_20/680 Frame sealant joints Type A](#); [Ss_25_30_20/685 Timing of fixing of doorsets](#); [Ss_25_30_20/695 Protection of components](#)
9. System completion: [Ss_25_30_20/810 Documentation relating to doors, door assemblies and doorsets](#)

Products

Pr_30_31_76_66 Polyurethane (PUR) expanding foam fillers Type A

1. Manufacturer: Contractor's choice
2. Material: One-part plastics expanding foam.
3. Colour: Natural.
4. Execution: [Pr_30_31_76/610 Suitability of joints for sealant application Type A](#); [Pr_30_31_76/620 Joint preparation for sealant application Type A](#)

Pr_30_59_24_52 Metal doorsets

1. Manufacturer: Latham's Steel Security Doorsets
2. Configuration: Single leaf, single action.
3. Doorset size: The Contractor will be responsible for attending site and obtaining all relevant measurements required prior to placing order.
4. Performance
 - 4.1. Reaction to fire: To BS EN 13501-1 Class B-s3, d2 or better
 - 4.2. Strength and durability: To [BS EN 1192](#), Class 2.
 - 4.3. Thermal: Manufacturer's standard
 - 4.4. Intruder resistance

- 4.4.1. Minimum requirement: To PAS 24.
- 4.4.2. Application: Hinge side only.
- 4.4.3. Conformity: Certification by accredited third-party certification body. Type testing not permitted.
- 5. Frame
 - 5.1. Material: Powder coated Galvanized Steel
 - 5.2. Threshold: Integral extruded aluminium threshold.
 - 5.3. Perimeter seals or inserts: As per manufacturer's specification
 - 5.4. Finish
 - 5.4.1. Coating: Manufacturer's standard powder coating
 - 5.4.2. Texture: Gloss.
 - 5.4.3. Colour: Jet Black
 - 5.5. Installation fasteners: As per manufacturer's instructions
 - 5.6. Frame accessories: As per manufacturer's instructions
- 6. Door leaf
 - 6.1. Thickness: 70mm
 - 6.2. Core:
 - 6.3. Panel details: Plain smooth finish
 - 6.4. Material: Steel.
 - 6.5. Perimeter seals: Weather.
 - 6.6. Finish
 - 6.6.1. Coating: Manufacturer's standard powder coating.
 - 6.6.2. Texture: Gloss.
 - 6.6.3. External colour: Jet Black
 - 6.6.4. Internal colour: Jet Black
 - 6.6.5. Film thickness (minimum): Manufacturer's Standard
- 7. Architraves
 - 7.1. Material: Manufacturer's Standard
 - 7.2. Finish: Powder Coated
 - 7.3. Colour: Jet Black

Pr_35_90_28_52 Metal finishing trims

- 1. Material: Manufacturer's Standard
- 2. Finish
 - 2.1. Coating: Powder Coated
 - 2.2. Colour: Jet Black
 - 2.3. Texture: Gloss.
- 3. Profiles: Square section corner.
- 4. Size: Manufacturer's Standard

Execution

Pr_30_31_76/610 Suitability of joints for sealant application Type A

- 1. Joint dimensions: Within limits specified for the sealant.
- 2. Substrate quality: Surfaces regular, undamaged and stable.

3. Joints not fit to receive sealant: Submit proposals for rectification.

Pr_30_31_76/620 Joint preparation for sealant application Type A

1. Surfaces to which sealant must adhere: Remove temporary coatings, tapes, loosely adhering material, dust, oil, grease, surface water and contaminants that may affect bond.
2. Cleaning: Use materials and methods recommended by sealant manufacturer.
3. Vulnerable surfaces adjacent to joints: Mask.

Ss_25_30_20/610 Pre-construction survey Type A

1. Procedure: Before starting work on designated items, take the site dimensions, record them on shop drawings and use them to ensure accurate fabrication.
2. Primary support structure: Survey sufficiently to verify that the required accuracy and security of erection can be achieved.
3. Timing: Before fabrication.

Ss_25_30_20/615 Installation of replacement external doors and hatches

1. Removal of existing
 - 1.1. Door: All roof access and roof plant room doors
 - 1.2. Frame: All frames to roof access and roof plant room doors.
2. Opening preparation: Build up height of threshold to finish minimum 150mm above new flat roof level.

Ss_25_30_20/642 Installing external doorsets or frames Type A

1. Standard: In accordance with [BS 8213-4](#).
2. Fixings and fasteners: Door frames to be factory-prepared for fixings.

Ss_25_30_20/650 Fixing of loose thresholds

1. Spacing of fixings (maximum): In accordance with Manufacturer's instructions
2. Position and level: Ensure threshold is level and square to door frame and leaf.
3. Sealing: Ensure that voids are minimal and are sealed adequately.

Ss_25_30_20/655 Fixing hardware

1. Holes for components: No larger than required for satisfactory fit and operation.
2. Adjacent surfaces: Do not damage.
3. Integrity of the assembly, as established by testing: Do not compromise.
4. Cutting: Cut accurately.
5. Hinges
 - 5.1. Primary hinge positions: In accordance with manufacturer's instructions.
 - 5.2. Third hinge position: In accordance with manufacturer's instructions.

Ss_25_30_20/680 Frame sealant joints Type A

1. Application: Prepare joints. Form triangular fillets finished to a flat or slightly convex profile.

Ss_25_30_20/685 Timing of fixing of doorsets

1. Timing: After rooms served have been made weathertight and the work of wet trades locally is finished and dried out.

Ss_25_30_20/695 Protection of components

1. **General:** Do not deliver to site components that cannot be installed immediately or placed in clean, dry, floored and covered storage.
2. **Stored components:** Stack on level bearers, separate with spacers to prevent damage by and to projecting hardware, beads, etc.

System completion

Ss_25_30_20/810 Documentation relating to doors, door assemblies and doorsets

1. Submittals
 - 1.1. Manufacturer's operation and maintenance instructions for the following products: All products used throughout the system.

Ω End of System

Ss_25_30_95_26 External window systems

Systems

Ss_25_30_95_26 External window systems

1. Description: Materials & Workmanship clauses for all new window units - as shown in tender drawings.
2. System performance: To BS 644:2012
3. System manufacturer: Contractor's Choice
4. Window units
 - 4.1. Material: [Pr_30_59_98_96 Wood window units](#); [Pr_30_59_98_96 Wood window units Type A](#); [Pr_30_59_98_96 Wood window units Type B](#); [Pr_30_59_98_97 Wood frame roof window units](#)
 - 4.2. Fixings: In strict accordance with manufacturer's instructions.
5. Joint components
 - 5.1. Filler: [Pr_30_31_76_66 Polyurethane \(PUR\) expanding foam fillers](#)
 - 5.2. Sealant: [Pr_30_31_76_77 Silicone construction joint sealants](#)
6. Additional features
 - 6.1. Sills: [Pr_20_76_88_44 Hardwood sections](#)
 - 6.2. Head detail: Include for box head details where required and arch headers & infills.
 - 6.3. Linings: [Pr_20_76_88_44 Hardwood sections](#)
 - 6.4. Architraves: [Pr_35_90_43_87 Wood architraves](#)
 - 6.5. Finishing trims: [Pr_35_90_43_94 Wood mouldings and trims](#)
7. Samples required: [Ss_25_30_95/505 Mock-ups or prototypes](#)
8. Execution: [Ss_25_30_95/610 Preconstruction survey](#); [Ss_25_30_95/615 Workmanship generally](#); [Ss_25_30_95/620 Removal of existing subframes and windows](#); [Ss_25_30_95/625 Preparation](#); [Ss_25_30_95/645 Building in](#); [Ss_25_30_95/655 Window installation generally](#); [Ss_25_30_95/700 Frame sealant joints](#); [Ss_25_30_95/705 Fixing window hardware](#)
9. System completion: [Ss_25_30_95/810 Verification of performance](#)

Products

Ac_05_50_91/340 Timber sourcing

1. Timber source
 - 1.1. Legality and sustainability: Sustainability requirements set in UK Government Timber Procurement Policy ([UKTPP](#)) and as outlined in the supporting guidance.
 - 1.2. Documentation to be submitted: Documentary evidence that confirms the timber supplier is a member of an approved certification scheme and that the timber and wood derived products delivered to site has full chain of custody.
2. Chain of Custody Certification scheme: [Forest Stewardship Council \(FSC\)](#), [Grown in Britain \(GiB\)](#) or [Programme for the Endorsement of Forest Certification \(PEFC\)](#).
3. Timing of submissions: On request, supply within 14 days of request, and confirm that all timber and timber products can be procured in accordance with this specification.

Pr_20_76_88_44 Hardwood sections

1. Description: For linings and cills
2. General requirements: [Ac_05_50_91/340 Timber sourcing](#)

3. Supplied by: Contractor's choice
4. Timber
 - 4.1. Species: Hardwood to [BS EN 942](#), Table NA.2.
 - 4.2. Quality: Free from decay, through splits and insect attack (including ambrosia beetle damage, unless permitted in the class or grade specified). Planed all-round.
 - 4.3. Strength class: To BS EN 338
 - 4.4. Moisture content on delivery: 9–13%.
 - 4.5. Warping: To [BS EN 16737](#).
5. Treatment
 - 5.1. Preservative: To Wood Protection Association Commodity Specification C10.
6. Finish: Planed all-round.
7. Applied finish: Primed.
8. Execution: In strict accordance with manufacturers instructions.

Pr_30_31_76_66 Polyurethane (PUR) expanding foam fillers

1. Material: One-part plastics expanding foam.
2. Colour: Natural.
3. Execution: [Pr_30_31_76/620 Joint preparation for sealant application](#)

Pr_30_31_76_77 Silicone construction joint sealants

Shared by: [Ss_32_46_65_55 Multicoat plaster systems](#)

1. Manufacturer: Contractor's choice
2. Standard: To [BS EN ISO 11600](#).
3. Material: Neutral cure.
4. Class: To suit anticipated moisture and thermal movement.
5. Colour: White or matching colour.
6. Fungicide: Required.
7. Execution: [Pr_30_31_76/620 Joint preparation for sealant application](#); [Pr_30_31_76/630 Applying joint sealants Type B](#)

Pr_30_59_57_58 Overhead ventilators

1. Manufacturer: Contractor's Choice
2. Thermal performance: Thermally improved.
3. Air slot: Minimum 5000 mm² equivalent area to habitable rooms and 2500mm² equivalent area to wet rooms.
4. Finish: Finish to be consistent with window it is being fitted to.
5. Colour: White
6. Accessories: Weather-hood, open-closed indicators and removable insect mesh.

Pr_30_59_98_96 Wood window units

1. Description: New Timber Sash Windows
2. Manufacturer: Contractor's choice
3. Standard: Non-fire and/ or smoke-rated windows to [BS EN 14351-1](#) and [BS 644](#).
4. Dimensions and configurations: Refer to drawings contained within Appendix C. It is the contractor's responsibility to obtain all necessary measurements required for fabrication of the new windows.

5. Product performance

5.1. Weather performance

- 5.1.1. UK exposure category: To BS 6375-1, 2000 Pa.
- 5.1.2. Air permeability: To BS 6375-1, Class 4.
- 5.1.3. Watertightness: To BS 6375-1, Class 7A.
- 5.1.4. Resistance to wind load: To BS 6375-1, Class C5 (2000Pa)

5.2. Durability

- 5.2.1. Operation and strength characteristics: To BS 6375-2

5.3. Safety

- 5.3.1. User design standards: In accordance with BS 8213-1.
- 5.3.2. Security level: Certified to PAS 24 and Secured by Design when required by Building Regulations Document Q

5.4. Thermal

- 5.4.1. Whole window U-value: 1.4 W/m²K

6. Frame

- 6.1. Standard: To BS EN 942.
- 6.2. Wood species: Engineered Redwood with Grandis Hardwood linings & Cill or equal and approved by Contract Administrator.
- 6.3. Chain of custody: FSC.
- 6.4. Appearance class: For opaque finishing: to BS EN 942, J10 for glazing beads, drip mouldings and the like. J40 or better for all other members.

Finger jointing and knots on arrises not permitted where exposed to view.

- 6.5. Finish as delivered: Primer, undercoat and gloss.
- 6.6. Ventilator: Pr_30_59_57_58 Overhead ventilators
- 6.7. Frame horns: Required - refer to tender drawings

7. Glazing or infill

- 7.1. Standard: Relevant parts of BS EN 1279.
- 7.2. Requirements: Traditional drained and vented

Glazed areas that are lower than 800mm from internal floor level shall be toughened.

Glazing to bathrooms and WC's shall be obscured.

Light transmittance >70%

G-value ≤ 0.6

8. Hardware: Opening windows fitted with sash lift / pull, night vent restrictor and locking fasteners.

21mm Astragal sash bars in configuration to match existing windows.

9. Operation

- 9.1. Type: Manual - operation to be as indicated on tender drawings.

10. Execution: In strict accordance with manufacturer's instructions.

Pr_30_59_98_96 Wood window units Type A

- 1. Description: New timber casement windows to communal stairwells.
- 2. Manufacturer: Contractor's choice
- 3. Standard: Non-fire and/ or smoke-rated windows to BS EN 14351-1 and BS 644.

4. **Dimensions and configurations:** Refer to drawings contained within Appendix C. It is the contractor's responsibility to obtain all necessary measurements required for fabrication of the new windows.
5. **Product performance**
 - 5.1. **Weather performance**
 - 5.1.1. UK exposure category: To BS 6375-1, 2000 Pa.
 - 5.1.2. Air permeability: To BS 6375-1, Class 4.
 - 5.1.3. Watertightness: To BS 6375-1, Class 5A.
 - 5.1.4. Resistance to wind load: To BS 6375-1, Class C4 (2000Pa)
 - 5.2. **Durability**
 - 5.2.1. Operation and strength characteristics: To BS 6375-2
 - 5.3. **Safety**
 - 5.3.1. User design standards: In accordance with BS 8213-1.
 - 5.3.2. Security level: Certified to PAS 24 and Secured by Design when required by Building Regulations Document Q
 - 5.4. **Thermal**
 - 5.4.1. Whole window U-value: 1.4 W/m²K
6. **Frame**
 - 6.1. **Standard:** To BS EN 942.
 - 6.2. **Wood species:** Engineered Redwood with Grandis Hardwood linings & Cill or equal and approved by Contract Administrator.
 - 6.3. **Chain of custody:** FSC.
 - 6.4. **Appearance class:** For opaque finishing: to BS EN 942, J10 for glazing beads, drip mouldings and the like. J40 or better for all other members.

Finger jointing and knots on arrises not permitted where exposed to view.
 - 6.5. **Finish as delivered:** Primer, undercoat and gloss.
7. **Glazing or infill**
 - 7.1. **Standard:** Relevant parts of BS EN 1279.
 - 7.2. **Requirements:** Traditional drained and vented

Glazed areas that are lower than 800mm from internal floor level shall be toughened.

Light transmittance >70%

G-value ≤ 0.6
8. **Hardware:** Opening windows fitted with security espagnolette locking, night vent position and locking handle.
9. **Operation**
 - 9.1. **Type:** Manual - operation to be as indicated on tender drawings.
10. **Execution:** In strict accordance with manufacturer's instructions.

Pr_30_59_98_96 Wood window units Type B

1. **Description:** New timber casement windows within dwellings.
2. **Manufacturer:** Contractor's choice
3. **Standard:** Non-fire and/ or smoke-rated windows to BS EN 14351-1 and BS 644.
4. **Dimensions and configurations:** Refer to drawings contained within Appendix C. It is the contractor's responsibility to obtain all necessary measurements required for fabrication of the new windows.

5. Product performance

5.1. Weather performance

- 5.1.1. UK exposure category: To [BS 6375-1](#), 2000 Pa.
- 5.1.2. Air permeability: To [BS 6375-1](#), Class 4.
- 5.1.3. Watertightness: To BS 6375-1, Class 9A (600pa)
- 5.1.4. Resistance to wind load: To BS 6375-1, Class C5 (2000pa)

5.2. Durability

- 5.2.1. Operation and strength characteristics: To [BS 6375-2](#)

5.3. Safety

- 5.3.1. User design standards: In accordance with [BS 8213-1](#).
- 5.3.2. Security level: Certified to PAS 24 and Secured by Design when required by Building Regulations Document Q

5.4. Thermal

- 5.4.1. Whole window U-value: 1.4 W/m²K.

6. Frame

- 6.1. Standard: To [BS EN 942](#).
- 6.2. Wood species: Engineered Redwood with Grandis Hardwood linings & Cill or equal and approved by Contract Administrator.
- 6.3. Chain of custody: [FSC](#).
- 6.4. Appearance class: For opaque finishing: to [BS EN 942](#), J10 for glazing beads, drip mouldings and the like. J40 or better for all other members.
- 6.5. Finish as delivered: Primer, undercoat and gloss.
- 6.6. Ventilator: [Pr_30_59_57_58 Overhead ventilators](#)
- 6.7. Frame horns: Required.

7. Glazing or infill

- 7.1. Standard: Relevant parts of BS EN 1279.
- 7.2. Requirements: Traditional drained and vented

Glazed areas that are lower than 800mm from internal floor level shall be toughened.

Glazing to bathrooms and WC's shall be obscured.

Light transmittance >70%

G-value <= 0.6

8. Hardware: Opening windows fitted with security espagnolette locking, night vent position and locking handle.

9. Operation

- 9.1. Type: Manual - operation to be as indicated on tender drawings.

10. Execution: In strict accordance with manufacturer's instructions.

Pr_30_59_98_97 Wood frame roof window units

1. Description: Roof Windows

2. Manufacturer: [VELUX Company Ltd](#) or equal and approved.

3. Contact details

- 3.1. Address: Woodside Way
Glenrothes

Fife
KY7 4ND

- 3.2. Telephone: [+44 \(0\)1592 778873](tel:+441592778873)
- 3.3. Web: www.velux.co.uk
- 3.4. Email: architecture@velux.co.uk
- 4. Product reference: [GGL Centre-Pivot Roof Window](#)
- 5. Product performance
 - 5.1. Whole window U-value: 0.86–1.3 W/m²K.
- 6. Glazing or infill
 - 6.1. Composition: Argon filled cavity, Krypton filled cavity depending on product option.
- 7. Hardware: Flashings are available in materials and finishes to match roof window cladding.
- 8. Operation
 - 8.1. Type: Manual operation via a control bar along the top of the sash. The sash can be parked in any position up to the horizontal, however the sash can also be fully rotated to allow for ease of cleaning of the outer pane.
- 9. Accessories: Opening restrictor lock with key.
- 10. Execution: Fixing of wood frames.
- 11. Internal frame and sash: White painted.
- 12. External cladding: Painted aluminium.
- 13. Glazing: 68.
- 14. Type: Blackout blind – Code DKL.
- 15. Colour: To match existing
- 16. Operation: Manual – Codes ZCT 200 and ZOZ 085.
- 17. Flashing: As manufacturer's standard
- 18. Execution: [Pr_30_59_98/655 Fixing of wood frames](#)

Pr_35_90_43_87 Wood architraves

- 1. General requirements: To match finishing architraves to existing window installations. The contractors pricing shall account for all window types and they are required to visit site to establish requirements at tender stage.
- 2. Manufacturer: Contractor's choice
- 3. Standard: To [BS 1186-3](#).
- 4. Species: European redwood or equal and approved.
- 5. Appearance class: To [BS 1186-3](#), Class 1.
- 6. Moisture content at time of fixing: 9–13%.
- 7. Preservative treatment: Water-based microemulsion, service life 60 years.
- 8. Profile: To match existing.
- 9. Finished size: To match existing.
- 10. Finish as delivered: Prepared and primed.
- 11. Execution: [Pr_35_90_43/606 Installing wood architraves, skirtings, mouldings and trims](#)

See [Pr_35_90_43_94 Wood mouldings and trims](#) in [Ss_25_30_20_22 Door assembly systems](#)

Ss_25_30_95/505 Mock-ups or prototypes

- 1. Requirement: Complete full installation to 1 no. residential flat as well as to 1 no. level within a communal stairwell.

2. **Purpose:** For use as a reference sample and to demonstrate compliance with performance requirements.
3. **Siting:** On site. Location to be agreed with Contract Administrator.
4. **Timing:** Prior to installation of any other window units.

Execution

Pr_30_31_76/620 Joint preparation for sealant application

Shared by: [Pr_30_31_76_02 Acrylic construction joint sealants](#) and [Pr_30_31_76_16 Construction joint sealants](#)

1. **Surfaces to which sealant must adhere:** Remove temporary coatings, tapes, loosely adhering material, dust, oil, grease, surface water and contaminants that may affect bond.
2. **Cleaning:** Use materials and methods recommended by sealant manufacturer.
3. **Vulnerable surfaces adjacent to joints:** Mask.

Pr_30_31_76/630 Applying joint sealants Type B

Shared by: [Pr_30_31_76_02 Acrylic construction joint sealants](#) and [Pr_30_31_76_16 Construction joint sealants](#)

1. **Substrate:** As recommended by sealant manufacturer.
2. **Environmental conditions:** Do not dry or raise temperature of joints by heating.
3. **Sealant application:** Completely and neatly fill joints. Provide firm adhesion to substrates.
4. **Sealant profiles**
 - 4.1. **Butt and lap joints:** Slightly concave.
 - 4.2. **Fillet joints:** Slightly convex.
5. **Protection:** Do not contaminate or damage finished joints.

Pr_30_59_98/655 Fixing of wood frames

1. **Standard:** To [BS 644](#).
2. **Fasteners**
 - 2.1. **Type:** In strict accordance with manufacturer's instructions
 - 2.2. **Spacings:** In strict accordance with manufacturer's instructions

See [Pr_35_90_43/606 Installing wood architraves, skirtings, mouldings and trims](#) in [Ss_25_30_20_22 Door assembly systems](#)

See [Ss_25_30_95/610 Preconstruction survey](#) in [Ss_25_30_20_22 Door assembly systems](#)

Ss_25_30_95/615 Workmanship generally

1. **Standard:** In accordance with [BS 8000-7](#) generally.
2. **Integrity:** Window opening system installations must be wind and watertight under all conditions with full allowance made for deflections and other movements.
3. **Materials**
 - 3.1. **Compatibility:** No contact between glazing panes and/ or units and alkaline materials such as cement and lime.
 - 3.2. **Protection:** Materials dry until fixed. Protect insulating glass units and plastics glazing units from the sun and other heat sources.

Ss_25_30_95/620 Removal of existing subframes and windows

1. **Removal of existing windows and/ or subframes:** Window unit and subframe.

2. **Existing subframe and windows to be replaced:** Remove carefully and safely, avoiding damage to frame. Leave clean, smooth rebates free from obstructions and debris.

Ensure that all precautions identified in lead-based paint survey are taken.

3. **Deterioration of subframes, opening fabric, and windows for reuse**
 - 3.1. **Report:** Submit, itemizing defects revealed by removal of windows and subframes where applicable.
 - 3.2. **Affected areas:** Do not refit windows or install new windows or subframes until instructed.
4. **Reusable materials:** Safely clean windows, glass or plastics, beads and other components that are to be reused.

Ss_25_30_95/625 Preparation

1. **Surrounds, rebates, grooves and beads:** Clean and prepare safely before installing subframe or window units. Take necessary precautions for minimizing exposure where lead-based paint is present and execute work in accordance with method statements.
2. **Dpc position:** Ensure correct positioning in relation to window frames.
3. **Surfaces inaccessible after installation:** Prime or seal before fixing components.

Ss_25_30_95/645 Building in

1. **General:** Not permitted unless indicated on drawings.
2. **Permitted building in:** Brace and protect components to prevent distortion and damage during construction of adjacent structure.

Ss_25_30_95/655 Window installation generally

1. **Installation:** Into prepared openings.
2. **Standard**
 - 2.1. **All windows:** In accordance with [BS 8213-4](#).
3. **Gap between frame edge and surrounding construction**
 - 3.1. **Minimum:** As per manufacturer's standards.
 - 3.2. **Maximum:** As per manufacturer's standards
4. **Filler:** Between window unit and reveal.
5. **Distortion:** Windows installed without twist or diagonal racking.

Ss_25_30_95/700 Frame sealant joints

1. **Siting:** To perimeter of internal frame. To perimeter of external frame.
2. **Application:** Finish triangular fillets to a flat or slightly convex profile.

Ss_25_30_95/705 Fixing window hardware

1. **Fixing:** Assemble and fix carefully and accurately using recommended fasteners and methods. Do not damage hardware and adjacent surfaces.

System completion

Ss_25_30_95/810 Verification of performance

1. **Performance evidence**
 - 1.1. **Generally:** Third-party certification to be provided upon completion to evidence compliance with the Building Regulations.
2. **Submittals**

- 2.1. Manufacturer's operation and maintenance instructions for the following products : All products used throughout this system.
- 2.2. Drawing and schedule format: PDF or DWG

Ω End of System

Ss_25_60_50_48

Lead sheet flashing systems

Systems

Ss_25_60_50_48 Lead sheet flashing systems

1. Description: New leadwork soakers, step and apron flashings and saddles.
2. System manufacturer: Calder or equal and approved
3. Lead: [Pr_25_71_51_47 Lead rolled sheets](#)
4. Form: -Tiling and slating angle soakers.
-Tiling and slating bottom edge flashings.
-Tiling and slating side abutment step flashings.
-Tiling and slating top edge flashings.
-Saddles as required by Redland Specification in Appendix E of the Specification of Works.
5. Fasteners: [Ss_25_60_50/520 Site-made lead clips](#); [Pr_35_90_28/401 Metal flashing wedges](#)
6. Execution: [Ss_32_30_30/610 Wedge fixing into joints and chases](#); [Ss_25_60_50/636 Installing lead soakers and step flashings](#); [Ss_32_30_30/640 Installing lead step and cover flashings](#); [Ss_32_30_30/612 Wedge fixing into damp-proof course joints](#)
7. System completion: [Ss_30_60_50/810 Cleaning and maintenance of flashing and weathering systems](#); [Ss_30_60_50/820 Operation and maintenance manual](#)

Products

Pr_25_71_51_47 Lead rolled sheets

Shared by: [Ss_30_75_50_45 Lead sheet gutter lining systems](#)

1. Manufacturer: Calder or equal and approved.
2. Standard
 - 2.1. Sheet roofing products: To BS EN 14783
 - 2.2. Material: To BS EN 12588
3. Identification: CE mark and label to show thickness or code, weight, type and data all as required by BS EN 14783
4. Thickness: Code 4 for soakers, Code 5 for all other details.

Pr_35_90_28/401 Metal flashing wedges

1. Metal: Same grade and finish as that being secured.
2. Dimensions
 - 2.1. Width: To suit detail
 - 2.2. Length: To suit detail

Ss_25_60_50/520 Site-made lead clips

1. Metal: Same thickness/ code as that being secured.
2. Dimensions
 - 2.1. Width: 50 mm, where not continuous.
 - 2.2. Length: To suit detail.

Execution

Ss_25_60_50/636 Installing lead soakers and step flashings

1. Lead soakers
 - 1.1. Length: Slate/ tile gauge + lap + 25 mm.
 - 1.2. Upstand (minimum): 75 mm.
 - 1.3. Underlay (minimum): 100 mm.
2. Lead step flashings
 - 2.1. Lengths (maximum): 1500 mm.
 - 2.2. End to end joint laps (minimum): 100 mm.
 - 2.3. Overlap to soaker upstands (minimum): 65 mm.
 - 2.4. Fixing: Wedge at every course.

Ss_32_30_30/610 Wedge fixing into joints and chases

1. Joints and chases
 - 1.1. Width (maximum): 18 mm.
 - 1.2. Rake out depth: 25 mm.
2. Covering or flashing: Fold 25 mm into joint or chase with a waterstop welted end.
3. Fixing: Wedge at 450 mm (maximum) centres, at every change of direction, and at least twice for each piece of metal sheet.

Ss_32_30_30/612 Wedge fixing into damp-proof course joints

1. Joints and chases
 - 1.1. Width (maximum): 18 mm.
 - 1.2. Rake-out depth: 25 mm under damp-proof course.
2. Covering or flashing: Fold 25 mm into joint with a waterstop welted end.
3. Fixing: Wedge at 450 mm (maximum) centres, at every change of direction, and at least twice for each piece of metal sheet.

Ss_32_30_30/640 Installing lead step and cover flashings

1. Lengths (maximum): 1500 mm.
2. End to end joint laps (minimum): 100 mm.
3. Upstand (minimum): 85 mm.
4. Cover to roof (minimum): 200 mm.
5. Fixing: Wedge at every course and clip at 500 mm (maximum) centres along free edge.

System completion

Ss_30_60_50/810 Cleaning and maintenance of flashing and weathering systems

1. Cleaning materials and methods: Avoid the use of chemicals which may attack or damage sheet metal.

Ss_30_60_50/820 Operation and maintenance manual

1. Recommended maintenance schedule: Submit.
2. Information to be included: Recommendations for safe dismantling and recycling or disposal of products.

3. **Timing:** On completion of flashing or weathering systems.

Ω End of System

Ss_30_40_30_70

Reinforced bitumen membrane cold roof covering systems

Systems

Ss_30_40_30_70 Reinforced bitumen membrane cold roof covering systems

1. Description: New Flat Roof Coverings to Boiler Room
2. System manufacturer: [Langley Waterproofing Systems Ltd](#)
3. Contact details
 - 3.1. Address: Langley House
Lamport Drive
Heartlands Business Park
Daventry
Northamptonshire
NN11 8YH
 - 3.2. Telephone: +44 (0)1327 704778
 - 3.3. Web: www.langley.co.uk
 - 3.4. Email: marketing@langley.co.uk
4. Product reference: [Langley TA-20 C Built-Up-Roofing System](#)
5. System performance: Fire performance: Broof(t4) BS EN 13501-5:2016.
6. Preparation
 - 6.1. Horizontal work: Langley Spray-on Synthetic Rubber Primer.
 - 6.2. Skirtings and vertical work: Langley Spray-on Synthetic Rubber Primer.
7. Waterproof covering
 - 7.1. First layer
 - 7.1.1. Type: Paradiene S VV underlay.
 - 7.1.2. Attachment: Torch applied.
 - 7.2. Top layer
 - 7.2.1. Type: Parafor 30 GS cap sheet.
 - 7.2.2. Attachment: Torch applied.
8. Colour: Cap sheet: Dark grey (as standard).
9. Execution: [Ss_30_40_30/610 Cleaning existing gutters and outlets](#); [Ss_30_40_30/614 Removing existing coverings or chippings](#); [Ss_30_40_30/618 Undertaking work to existing metal flashings](#); [Ss_30_40_30/634 Treating cracks and gaps in substrate](#); [Ss_30_40_30/638 Working in adverse weather](#); [Ss_30_40_30/732 Laying reinforced bitumen membranes \(generally\)](#); [Ss_30_40_30/742 Torch-on bonding of reinforced bitumen membranes](#); [Ss_30_40_30/746 Laying mineral-faced, reinforced bitumen membranes](#); [Ss_30_40_30/754 Forming skirtings and upstands](#); [Ss_30_40_30/756 Forming welted drips](#)
10. System completion: [Ss_30_40_30/810 Inspection of completed work](#); [Ss_30_40_30/850 Completion](#)

Execution

Ss_30_40_30/610 Cleaning existing gutters and outlets

Shared by: [Ss_30_40_30_72 Reinforced bitumen membrane warm roof covering systems](#)

1. Dirt and debris : Remove to restore free flow of water.
2. Build-up of previous coverings and coatings: Remove where impeding water flow or to facilitate application of proposed waterproofing.

3. Damaged sections: Replace with new to match existing.

Ss_30_40_30/614 Removing existing coverings or chippings

Shared by: [Ss_30_40_30_72 Reinforced bitumen membrane warm roof covering systems](#)

1. Areas to be removed: All flat roof coverings.
2. Exposed substrate: Do not damage. Protect from associated work and weather.
3. Timing: Remove only substrates and coverings that will be renewed and made weathertight on same day.

Ss_30_40_30/618 Undertaking work to existing metal flashings

Shared by: [Ss_30_40_30_72 Reinforced bitumen membrane warm roof covering systems](#)

1. General: Raise to facilitate cleaning of surfaces to receive new waterproofing.
2. Timing: Leave raised during coating application and lower only after full curing.
3. Damaged lengths: Replace with new.

Ss_30_40_30/634 Treating cracks and gaps in substrate

Shared by: [Ss_30_40_30_72 Reinforced bitumen membrane warm roof covering systems](#)

1. Preparation: Rake out, clean and ensure free of dust or contamination.
2. Reinstatement: Make good with sealants, mortar or repair systems. Ensure level with existing.
3. Surface condition at completion: Smooth.

Ss_30_40_30/638 Working in adverse weather

Shared by: [Ss_30_40_30_72 Reinforced bitumen membrane warm roof covering systems](#)

1. Wet conditions : Do not lay coverings unless effective temporary cover over working area is provided.
2. Temperature during application (minimum): As per manufacturers instructions.
3. Unfinished areas of the roof: Keep dry.

Ss_30_40_30/732 Laying reinforced bitumen membranes (generally)

Shared by: [Ss_30_40_30_72 Reinforced bitumen membrane warm roof covering systems](#)

1. Direction of laying: Unroll up the slope. Lay so that water drains over and not into laps.
2. Side and end head laps: Offset.
3. Side laps dimension (minimum): In accordance with manufacturer's instructions.
4. End laps dimension (minimum): In accordance with manufacturer's instructions.
5. Sealing laps
 - 5.1. Method: In accordance with manufacturer's instructions.
 - 5.2. Treatment: In accordance with manufacturer's instructions.
6. Underlayer and top layer or capsheet: Fully bond.
7. Successive layers: Apply without delay. Do not trap moisture.
8. Detail work: Strips of bitumen membrane cut from length of roll.
9. Completed coverings: Firmly attached, fully sealed, smooth, weatherproof and free draining.

Ss_30_40_30/742 Torch-on bonding of reinforced bitumen membranes

Shared by: [Ss_30_40_30_72 Reinforced bitumen membrane warm roof covering systems](#)

1. Bond: Full over whole surface, with no air pockets.
2. Excess compound at laps
 - 2.1. First and intermediate layers: Spread out.
 - 2.2. Top layer or Capsheet: Leave as continuous bead.

Ss_30_40_30/746 Laying mineral-faced, reinforced bitumen membranes

Shared by: [Ss_30_40_30_72 Reinforced bitumen membrane warm roof covering systems](#)

1. Lap positions and detailing of ridges, eaves, verges, hips, abutments, etc.: In accordance with manufacturers instructions.
2. Setting out: Neat. Carefully form junctions.
3. Lap bonding: Carry out only at prefinished margins or prepared 'black to black' edges.
4. Excess compound at laps: Remove while still warm.

Ss_30_40_30/754 Forming skirtings and upstands

Shared by: [Ss_30_40_30_72 Reinforced bitumen membrane warm roof covering systems](#)

1. Angle fillets: Fix by bitumen bonding or nailing.
2. Independent upstands: Fix securely to roof deck.
3. First layer
 - 3.1. Partially bonded: Stop at angle fillet. Fully bond in bitumen for 300 mm strip around perimeters. Overlap onto upstand with strips of fully bonded (unvented) reinforced bitumen membrane.
 - 3.2. Fully bonded: Carry membrane up upstand or form with matching strips. Fully bond.
4. Subsequent layers: Carry in staggered formation up upstand. Fully bond each layer. Where practicable, carry top layer over top of upstand.
5. Upstands
 - 5.1. At end of rolls: Carry bitumen membrane up without using separate strip.
 - 5.2. At side of rolls: Form with separate matching strips of bitumen membrane. Maintain laps.
 - 5.3. Additional fixing of bitumen membranes: Nail at head laps at 75 mm centres in two rows, 50 mm apart.

Ss_30_40_30/756 Forming welted drips

Shared by: [Ss_30_40_30_72 Reinforced bitumen membrane warm roof covering systems](#)

1. Length: Form with maximum length strips.
2. Turndown (minimum): 75 mm.
3. Welt tail: Nail to face of drip batten. Fold neatly.
4. Welt: Fold back at least 100 mm and fully bond onto the roof surface. Overlap and fully bond the top layer/ capsheet.

System completion

Ss_30_40_30/810 Inspection of completed work

Shared by: [Ss_30_40_30_72 Reinforced bitumen membrane warm roof covering systems](#)

1. Waterproof coverings surfaces : When complete or cured, check for discontinuities.
2. Defective areas: Repair or apply additional coverings.
3. Interim and final roof inspections: Submit reports.
4. Completion certificate: Required.

Ss_30_40_30/850 Completion

Shared by: [Ss_30_40_30_72 Reinforced bitumen membrane warm roof covering systems](#)

1. Roof areas: Clean.
2. Outlets: Clear.
3. Flashings: Dress into place.
4. Work necessary to provide a weathertight finish: Complete.
5. Storage of materials on finished surface: Not permitted.
6. [Completed waterproof covering](#) : Do not damage. Protect from petroleum-based solvents and other chemicals, traffic and adjacent or high level working.

Ω End of System

Ss_30_40_30_72

Reinforced bitumen membrane warm roof covering systems

Systems

Ss_30_40_30_72 Reinforced bitumen membrane warm roof covering systems

1. Description: New flat roof coverings
2. System manufacturer: [Langley Waterproofing Systems Ltd](#)
3. Contact details
 - 3.1. Address: Langley House
Lamport Drive
Heartlands Business Park
Daventry
Northamptonshire
NN11 8YH
 - 3.2. Telephone: [+44 \(0\)1327 704778](tel:+441327704778)
 - 3.3. Web: www.langley.co.uk
 - 3.4. Email: marketing@langley.co.uk
4. Product reference: [Langley TA-20 W Flat Roofing System](#)
5. Preparation
 - 5.1. Horizontal work: Langley Spray-On Primer.
 - 5.2. Skirtings and vertical work: Langley Spray-On Primer.
6. Air and vapour control layer
 - 6.1. Type: Parevapo S VV (3.77 kg/m²).
 - 6.2. Attachment: Torch-bonded.
7. Insulation
 - 7.1. Type: Parafoam Ultra PIR Insulation (3.84 kg/m²).
8. Waterproof covering
 - 8.1. First layer
 - 8.1.1. Type: Adepar JS VV (2.7 kg/m²).
 - 8.1.2. Attachment: Attached via self-adhesive strips.
 - 8.2. Top layer
 - 8.2.1. Type: Parafor 30 GS (4.6 kg/m²).
 - 8.2.2. Attachment: Torch-bonded.
9. Weight: 14.91 kg/m².
10. Resistance class: Resistance class (to MOAT 31): R4.
11. Vapour control layer: 2.9 mm.
12. Insulation: 120 mm.
13. Top coat: 4 mm.
14. Basecoat: 2.2 mm.
15. Overall thickness: 129.1 mm.
16. Fire performance: Broof [t4].
17. Execution: [Ss_30_40_30/610 Cleaning existing gutters and outlets](#); [Ss_30_40_30/614 Removing existing coverings or chippings](#); [Ss_30_40_30/618 Undertaking work to existing metal flashings](#); [Ss_30_40_30/634 Treating cracks and gaps in substrate](#); [Ss_30_40_30/638 Working in adverse](#)

weather; Ss_30_40_30/644 Laying warm roof insulation; Ss_30_40_30/732 Laying reinforced bitumen membranes (generally); Ss_30_40_30/742 Torch-on bonding of reinforced bitumen membranes; Ss_30_40_30/746 Laying mineral-faced, reinforced bitumen membranes; Ss_30_40_30/754 Forming skirtings and upstands; Ss_30_40_30/756 Forming welted drips

18. System completion: Ss_30_40_30/810 Inspection of completed work; Ss_30_40_30/850 Completion

Execution

See Ss_30_40_30/610 Cleaning existing gutters and outlets in Ss_30_40_30_70 Reinforced bitumen membrane cold roof covering systems

See Ss_30_40_30/614 Removing existing coverings or chippings in Ss_30_40_30_70 Reinforced bitumen membrane cold roof covering systems

See Ss_30_40_30/618 Undertaking work to existing metal flashings in Ss_30_40_30_70 Reinforced bitumen membrane cold roof covering systems

See Ss_30_40_30/634 Treating cracks and gaps in substrate in Ss_30_40_30_70 Reinforced bitumen membrane cold roof covering systems

See Ss_30_40_30/638 Working in adverse weather in Ss_30_40_30_70 Reinforced bitumen membrane cold roof covering systems

Ss_30_40_30/644 Laying warm roof insulation

1. Setting out
 - 1.1. Long edges: Fully supported and run at right angles to direction of span.
 - 1.2. End edges: Adequately supported
 - 1.3. Joints: Butt together
 - 1.4. End joints: Staggered
2. Attachment: Full bed of bonding compound.
3. Mechanical fixing: In accordance with manufacturers instructions.

See Ss_30_40_30/732 Laying reinforced bitumen membranes (generally) in Ss_30_40_30_70 Reinforced bitumen membrane cold roof covering systems

See Ss_30_40_30/742 Torch-on bonding of reinforced bitumen membranes in Ss_30_40_30_70 Reinforced bitumen membrane cold roof covering systems

See Ss_30_40_30/746 Laying mineral-faced, reinforced bitumen membranes in Ss_30_40_30_70 Reinforced bitumen membrane cold roof covering systems

See Ss_30_40_30/754 Forming skirtings and upstands in Ss_30_40_30_70 Reinforced bitumen membrane cold roof covering systems

See Ss_30_40_30/756 Forming welted drips in Ss_30_40_30_70 Reinforced bitumen membrane cold roof covering systems

System completion

See Ss_30_40_30/810 Inspection of completed work in Ss_30_40_30_70 Reinforced bitumen membrane cold roof covering systems

See Ss_30_40_30/850 Completion in Ss_30_40_30_70 Reinforced bitumen membrane cold roof covering systems

Ω End of System

Ss_30_42_72_72 Resilient sheet floor covering systems

Systems

Ss_30_42_72_72 Resilient sheet floor covering systems

1. Description: Vinyl Flooring to all Communal Areas
2. System manufacturer: Polyflor
3. Range: Polysafe Quattro
4. Preparation
 - 4.1. Base: [Ss_30_42_72/635 Remove existing floorings](#); [Ss_30_42_72/631 Assessing suitability of bases](#)
 - 4.2. Prior to flooring: [Ss_30_42_72/610 Condition of building and notification of commencement](#); [Ss_30_42_72/615 Conditioning of flooring prior to laying](#)
 - 4.3. Environmental conditions: [Ss_30_42_72/621 Environmental conditions before, during and after laying](#)
5. Smoothing and levelling underlayment compound: [Pr_35_31_06_80 Smoothing and levelling underlay compounds](#)
6. Sheet
 - 6.1. Type: [Pr_35_57_71_61 Particle-based enhanced slip-resistant polyvinyl chloride \(PVC\) sheets](#)
 - 6.2. Fixing: In accordance with manufacturer's instructions.
7. Seams: Welded or sealed.
8. System accessories: [Pr_35_90_31_33 Floor threshold strips](#); [Pr_35_90_31_74 Rigid stair nosings](#)
9. Execution: [Ss_30_42_72/696 Colour consistency](#); [Ss_30_42_72/750 Fixing edgings and cover strips](#); [Ss_30_42_72/745 Joints at doorways](#); [Ss_30_42_72/726 Welded or sealed seams](#); [Ss_30_42_72/755 Fixing stair nosings and trims](#); [Ss_30_42_72/681 Layout – setting out seams](#)
10. System completion: [Ss_30_42_72/800 Trafficking after laying](#)

Products

Pr_35_31_06_80 Smoothing and levelling underlay compounds

1. Manufacturer: [Mapei \(UK\) Ltd](#) or equal and approved.
2. Contact details
 - 2.1. Address: Mapei House
Steel Park Road
Halesowen
West Midlands
B62 8HD
 - 2.2. Telephone: +44 (0)121 508 6970
 - 2.3. Web: www.mapei.co.uk
 - 2.4. Email: sales@mapei.co.uk
3. Product reference: [Ultraplan Maxi](#)
4. Material: Rapid setting and hydrating special cements together with selected graded silica sand, resins and special additives.
5. Form: Fine powder.
6. Colour: Grey.

Pr_35_57_71_61 Particle-based enhanced slip-resistant polyvinyl chloride (PVC) sheets

1. Manufacturer: Polyflor
2. Range: Polysafe Quattro
3. Standard: To [BS EN 14041](#) and [BS EN 13845](#).
4. Width: 2000 mm.
5. Thickness: 2.0 mm.
6. Colour and pattern: To be confirmed by Client

Pr_35_90_31_33 Floor threshold strips

1. Description: Threshold strips
2. Manufacturer: [Gradus](#)
3. Contact details
 - 3.1. Email: imail@gradus.com
4. Product reference: [Threshold Trim](#)
5. Profile: TH382.
6. Material: Aluminium.
7. Colour: Polished.
8. Width: 30 mm.
9. Predrilled: Manufacturer's standard.
10. Matching fasteners: Required.

Pr_35_90_31_74 Rigid stair nosings

1. Description: Aluminium Stair Nosings
2. Manufacturer: [Gradus](#)
3. Contact details
 - 3.1. Email: imail@gradus.com
4. Product reference: [Elite Aluminium Stair Edging](#)
5. Base section
 - 5.1. Material: Aluminium.
6. Inserts
 - 6.1. Material: PVC.
7. Fixing: Mechanical (screw) and adhesive fix.

Execution

Ss_30_42_72/610 Condition of building and notification of commencement

1. Condition of works before laying materials
 - 1.1. Building envelope: Weathertight and well dried out.
 - 1.2. Wet trades: Finished.
 - 1.3. Paintwork: Finished and dry.
 - 1.4. Conflicting overhead work: Complete.
 - 1.5. Floor service outlets, duct covers and associated fixtures: Fixed, where materials are to be cut.

Ss_30_42_72/615 Conditioning of flooring prior to laying

1. Standards: To [BS 8203](#) and [BS 5325](#).
2. General
 - 2.1. Before laying: Condition materials by unpacking and separating in spaces where they are to be laid.
 - 2.2. Resilient flooring rolls: Maintain in an upright position.
3. Conditioning time and temperature (minimum)
 - 3.1. Generally: As recommended by manufacturer.
 - 3.2. Materials stored or transported at a temperature below 10°C immediately before laying: Extend time by a factor of two.

Ss_30_42_72/621 Environmental conditions before, during and after laying

1. Temperature and humidity: As per flooring manufacturer's standard. Maintain approximately at levels which will prevail after building is occupied.
2. Ventilation: Adequate.

Ss_30_42_72/631 Assessing suitability of bases

1. Existing bases
 - 1.1. Notification: Before commencing work, confirm that existing bases will, be suitable to receive coverings.
 - 1.2. Suitability of bases and conditions within any area: Do not lay coverings on unsuitable bases and in unsuitable conditions.
2. New wet-laid bases
 - 2.1. Base drying aids: Do not use for at least four days before moisture content testing.
 - 2.2. Base moisture content: Test in accordance with [BS 5325](#), Annexe A or [BS 8203](#), Annexe A.
 - 2.3. Locations for readings: In all corners, along edges, and at regular centres over general areas being tested.
 - 2.4. Laying coverings: Do not start until all readings show 75% relative humidity or less.
3. Trowelled finishes: Uniform, smooth surface free from trowel marks and other blemishes. Abrade suitably to receive floor covering material.

Ss_30_42_72/635 Remove existing floorings

1. Base: Clear off covering and as much adhesive as possible. Skim with smoothing underlayment compound to give a smooth, even surface.

Ss_30_42_72/681 Layout – setting out seams

1. Setting out of seams: Seams should be unobtrusive, kept to a minimum and positioned so that, where possible:
 - They run the length of an area.
 - Traffic runs along rather than across them.
 - Incident light does not strike across them.
 - They are away from areas subject to heavy or twisting wear, doorways, stair nosings, or areas of narrow access.

Ss_30_42_72/696 Colour consistency

1. Appearance in any one area or room: Free from banding or patchiness.

Ss_30_42_72/726 Welded or sealed seams

1. **Materials:** Hot welding rods.
2. **Commencement (minimum):** 24 hours after laying, or after adhesive has set.
3. **Joints:** Neat, smooth. Strongly bond. Flush with finished surface.

Ss_30_42_72/745 Joints at doorways

1. **Joint location:** On centre line of door leaf.

Ss_30_42_72/750 Fixing edgings and cover strips

1. **Fixing:** Secure with edge of covering gripped. Use matching fasteners where exposed to view.

Ss_30_42_72/755 Fixing stair nosings and trims

1. **Fixing:** Secure, level. Mitre joints. Adjust to suit thickness of covering, with continuous packing strips of hardboard or plywood.
2. **Nosings and packing strips:** Bed in gap filling adhesive.

System completion

Ss_30_42_72/800 Trafficking after laying

1. **Traffic free period (minimum):** Until adhesive is set.

Ω End of System

Ss_30_75_50_45

Lead sheet gutter lining systems

Systems

Ss_30_75_50_45 Lead sheet gutter lining systems

1. Description: New leadwork valleys and gutters
2. System manufacturer: Calder or equal and approved
3. Substrate preparation
 - 3.1. Requirements: Replace substrate with minimum 19mm exterior grade plywood to BS EN 636-3
 - 3.2. Fasteners: Annular ringed shank stainless steel nails.
4. Lead
 - 4.1. Type: [Pr_25_71_51_47 Lead rolled sheets](#)
 - 4.2. Pretreatment: [Pr_35_31_68_60 Patination oils](#)
5. Joints
 - 5.1. Joints in direction of fall: Batten rolls with splash lap.
 - 5.2. Joints with roof covering: Single lock welts.
 - 5.3. Fasteners: Stainless steel clout nails
 - 5.4. Clips: [Ss_30_75_50/520 Site-made lead clips](#)
6. Fixing to joints and chases: Lead wedges.
7. Pointing to joints and chases: [Pr_30_31_76_16 Construction joint sealants](#)
8. Execution: [Ss_30_75_50/660 Laying valley gutter lining systems to slate and tile roofs](#); [Ss_30_75_50/710 Forming drip and step joints generally](#); [Ss_30_75_50/715 Forming drips without splash laps in lead](#); [Ss_30_75_50/690 Forming details in leadwork by bossing and leadwelding](#); [Ss_30_75_50/765 Installing clips](#)
9. System completion: [Ss_30_75_50/810 Cleaning and maintenance of metal gutter lining systems](#)

Products

See [Pr_25_71_51_47 Lead rolled sheets](#) in [Ss_25_60_50_48 Lead sheet flashing systems](#)

Pr_30_31_76_16 Construction joint sealants

1. Description: For pointing to leadwork joints and chases
2. Manufacturer: Contractor's choice
3. Standard: To [BS EN ISO 11600](#).
4. Material: Neutral cure silicone.
5. Colour: Grey.
6. Execution: [Pr_30_31_76/610 Suitability of joints for sealant application](#); [Pr_30_31_76/620 Joint preparation for sealant application](#); [Pr_30_31_76/630 Applying joint sealants Type B](#)

Pr_35_31_68_60 Patination oils

1. Manufacturer: Contractor's choice
2. Execution: [Pr_35_31_22/703 Applying coating Type A](#)

Ss_30_75_50/520 Site-made lead clips

1. Metal: Same thickness as that being secured.
2. Dimensions

- 2.1. Width: 50 mm, where not continuous.
- 2.2. Length: To suit detail.

Execution

Pr_30_31_76/610 Suitability of joints for sealant application

Shared by: [Pr_30_31_76_02 Acrylic construction joint sealants](#)

1. Joint dimensions: Within limits specified for the sealant.
2. Substrate quality: Surfaces regular, undamaged and stable.
3. Joints not fit to receive sealant: Submit proposals for rectification.

See [Pr_30_31_76/620 Joint preparation for sealant application](#) in [Ss_25_30_95_26 External window systems](#)

See [Pr_30_31_76/630 Applying joint sealants Type B](#) in [Ss_25_30_95_26 External window systems](#)

Pr_35_31_22/703 Applying coating Type A

1. Finishing coats
 - 1.1. Number of coats: One.
 - 1.2. Application: Brush.

Ss_30_75_50/630 Metalwork generally

1. General requirements: [Ss_30_75_50/690 Forming details in leadwork by bossing and leadwelding](#)
2. Fixing: Support fully. Install to resist wind uplift and to accommodate thermal movement, without distortion or stress. Fix adequately to provide a secure, free draining and completely weathertight installation.
3. Folding: To give straight, regular and tight bends, leaving panels free from ripples, kinks, buckling and cracks.
4. Preforming: Measure, mark, cut and form metal before assembly wherever possible.
5. Burrs and sharp edges: Remove or fold under as work proceeds.
6. Hot work: Soldering, brazing, welding and leadburning are not permitted in situ.

Ss_30_75_50/645 Leadwork generally

1. General requirements: [Ss_30_75_50/630 Metalwork generally](#)
2. Standards: In accordance with [BS 6915](#) and in accordance with Lead Sheet Association [Rolled lead sheet - the complete manual](#).

Ss_30_75_50/660 Laying valley gutter lining systems to slate and tile roofs

1. General requirements: [Ss_30_75_50/645 Leadwork generally](#)
2. Generally: Preform wherever possible.
3. Laying: Over and beyond tilting fillets.
4. Clear width (minimum): 200 mm.
5. Lengths (maximum): 1.5 m.
6. Fixing: Fold edges and clip at 450mm (maximum) centres. Nail top edge of each sheet. Fold or dress bottom end neatly into eaves gutter.

Ss_30_75_50/680 Forming details generally

1. Folds and welts: Form without thinning, cutting or splitting the strip or sheet

2. Thermal movement: Form details with appropriate allowance for movement, without impairment of structural fixing at full expansion or contraction.

Ss_30_75_50/690 Forming details in leadwork by bossing and leadwelding

1. General requirements: [Ss_30_75_50/680 Forming details generally](#)
2. Permitted methods
 - 2.1. Bossing: Other details.
3. Leadwelded seams
 - 3.1. Generally: Form neatly and consistently.
 - 3.2. Seams: Do not undercut or reduce sheet thickness.
 - 3.3. Filler strips: Of the same composition as the sheets being joined.
 - 3.4. Butt joints: Form to a thickness one third more than the sheets being joined.
 - 3.5. Lap joints: Form with 25 mm laps and two fasteners to the edge of the overlap.

Ss_30_75_50/710 Forming drip and step joints generally

1. Strip or sheet from below step: Fold up full height of step or upstand, with allowance for thermal movement and fix to top edge.
2. Underlap/ continuous clip
 - 2.1. Cover to roof slope (minimum): 100 mm with anti-capillary welt at top edge.
 - 2.2. Projection (minimum): 25 mm for forming into drip welt.
 - 2.3. Downstand (minimum): 40 mm with welt at bottom edge.
 - 2.4. Fixing to substrates: Avoid through fixings at longitudinal joint positions.
3. Strip or sheet from above step: Fold over clips and around underlap projection. Single welt lightly and fold down at an obtuse angle to form a drip and to allow freedom of movement.

Ss_30_75_50/715 Forming drips without splash laps in lead

1. Underlap
 - 1.1. Dressing: Dress into rebate along top edge of drip.
 - 1.2. Fixing: Nail at 50 mm centres in one row on centre line of rebate.
2. Overlap: Dress over drip to just short of lower level.

Ss_30_75_50/765 Installing clips

1. Fixings
 - 1.1. Standing seam clips: 2 fixings per clip.
 - 1.2. Standing seam sliding clips: 3 fixings per clip.
 - 1.3. Batten roll clips: 1 fixing per clip.
 - 1.4. Batten roll capping clips: 2 fixings per clip.
 - 1.5. Cross joint clips: 2 fixings per clip no more than 50 mm from the edge of the metal sheet.

System completion

Ss_30_75_50/810 Cleaning and maintenance of metal gutter lining systems

1. Cleaning materials and methods: Avoid the use of chemicals which may attack or damage sheet metal.

Ω End of System

Ss_32_46_65_55

Multicoat plaster systems

Systems

Ss_32_46_65_55 Multicoat plaster systems

1. Description: Plastering internally
2. System manufacturer: Contractor's Choice
3. Substrate preparation: [Pr_35_31_66_62 Plaster primers](#)
4. First undercoat
 - 4.1. Material: [Pr_35_31_64_35 Gypsum plasters](#)
5. Final coat
 - 5.1. Material: [Pr_35_31_64_32 Finish plasters Type A](#)
6. Beads: [Pr_35_90_07_63 Plaster beads](#)
7. Sealant movement joints
 - 7.1. Beads: [Pr_35_90_07_63 Plaster beads](#)
 - 7.2. Fixings: [Pr_35_31_64_08 Bonding plasters](#)
 - 7.3. Sealant: [Pr_30_31_76_77 Silicone construction joint sealants](#)
8. Execution: [Ss_32_46_65/618 Removal and renewal of existing plaster](#); [Ss_32_46_65/622 Removing defective existing plaster](#); [Ss_32_46_65/754 Junction of new plasterwork with existing](#)

Products

See [Pr_30_31_76_77 Silicone construction joint sealants](#) in [Ss_25_30_95_26 External window systems](#)

Pr_35_31_64_08 Bonding plasters

1. Manufacturer: Contractor's choice, subject to Contract Administrator approval.
2. Standard: To [BS EN 13279-1](#).
3. Execution: [Pr_35_31_64/685 Plaster thickness Type A](#)

Pr_35_31_64_32 Finish plasters Type A

1. Manufacturer: Contractor's choice, subject to Contract Administrator approval.
2. Standard: To [BS EN 13279-1](#).
3. Classification: B1/20/2.
4. Execution: [Pr_35_31_64/685 Plaster thickness Type A](#); [Pr_35_31_64/620 Preparation for thin coat plaster Type A](#)

Pr_35_31_64_35 Gypsum plasters

1. Manufacturer: Contractor's choice, subject to Contract Administrator approval.
2. Standard: To [BS EN 13279-1](#).
3. Execution: [Pr_35_31_64/685 Plaster thickness Type A](#)

Pr_35_31_66_62 Plaster primers

1. Description: Apply PVA to brickwork walls prior to application of scratch coat
2. Composition: Water-based.

Pr_35_90_07_63 Plaster beads

1. Manufacturer: Contractor's choice, subject to Contract Administrator approval.
2. Material: Stainless steel.
3. Form: Angle bead. Corner movement bead. Edging bead. Stop bead.
4. To suit plaster depth of: 12 mm.
5. Finish: Galvanized.
6. Colour: Manufacturer's standard.
7. Execution: [Pr_35_90_07/650 Installing beads](#)

Execution

See [Pr_30_31_76/620 Joint preparation for sealant application](#) in [Ss_25_30_95_26 External window systems](#)

See [Pr_30_31_76/630 Applying joint sealants Type B](#) in [Ss_25_30_95_26 External window systems](#)

Pr_35_31_64/620 Preparation for thin coat plaster Type A

1. Preparation for plasters less than 2 mm thick: Fill holes, scratches and voids with finishing plaster.

Pr_35_31_64/685 Plaster thickness Type A

1. Final coat: 2-5 mm.

Pr_35_90_07/650 Installing beads

1. Cutting: Neatly using mitres at return angles.
2. Fixing: Securely using longest possible lengths, plumb, square and true to line and level, ensuring full contact of wings with substrate.
3. Finishing: After joint compounds/ plasters have been applied, remove surplus material while still wet from surfaces of beads exposed to view.

Ss_32_46_65/618 Removal and renewal of existing plaster

1. Location and extent: Agree, at least on a provisional basis, before work commences.
2. Extent: Minimize.
3. Existing rainwater downpipes, brackets etc.: Remove from working area and set aside for reuse.
4. Existing coatings and coverings: Remove to expose masonry.

Ss_32_46_65/622 Removing defective existing plaster

1. Plaster to be removed:
 - Detached, soft, friable, badly cracked, affected by efflorescence or otherwise damaged.
 - Hollow detached areas.
 - Stained plaster.
2. Removing defective plaster
 - 2.1. Finish: Cut back to a square, sound edge.
 - 2.2. Extent: Agree, at least on a provisional basis, before work commences.
3. Faults in substrate (structural deficiencies, damp, etc.): Notify the Contract Administrator immediately.
4. Cracks
 - 4.1. Fine hairline cracking and crazing: Cut back to a square, sound edge.
 - 4.2. Other cracks: Cut out to a width of 75 mm (minimum).

5. Dust and loose material: Remove from exposed substrates and edges.

Ss_32_46_65/754 Junction of new plasterwork with existing

1. New plasterwork: Finish flush with original face of existing plasterwork to form a seamless junction.

Ω End of System

Ss_32_80_03_14

Cold-applied liquid waterproofing systems

Systems

Ss_32_80_03_14 Cold-applied liquid waterproofing systems

1. Description: Sikalastic 625
2. System manufacturer: Sika
3. Substrates
 - 3.1. Preparation: Clean and undertake fungicidal wash.
 - 3.2. Pointing and filling mortar: All defective mortar to be raked out and repointed prior to application of Sika 625
 - 3.3. Primer: As per manufacturer's instructions
4. Tanking
 - 4.1. Coatings: As per manufacturer's instructions
 - 4.2. Reinforcement: As per manufacturer's instructions
5. Protection
 - 5.1. Horizontal protection: As per manufacturer's instructions
 - 5.2. Vertical protection: As per manufacturer's instructions
 - 5.3. Jointing tape: As per manufacturer's instructions
6. Pipe sleeves: As per manufacturer's instructions
7. Execution: [Ss_32_80_03/630 Preparation of substrates for liquid-applied tanking](#); [Ss_32_80_03/632 Adhesion testing for liquid-applied tanking](#); [Ss_32_80_03/634 Applying primers for liquid-applied tanking](#); [Ss_32_80_03/636 Applying liquid-applied tanking](#)
8. System completion: [Ss_32_80_03/810 Inspection of waterproof coatings and membranes](#)

Execution

Ss_32_80_03/630 Preparation of substrates for liquid-applied tanking

1. Preparing existing substrates
 - 1.1. Previous coatings and contaminants: Remove, including dirt, dust, efflorescence, mould, oil, paint and plaster.
 - 1.2. Blowholes
 - 1.2.1. Preparation: Remove loose material.
 - 1.2.2. Finished level: Flush with existing surface.
 - 1.3. Repointing mortar joints
 - 1.3.1. Preparation: Rake out to a depth of 12 mm (minimum). Remove loose material.
 - 1.3.2. Finished level of joint: Recessed to form key.
2. New substrates and prepared substrates to receive waterproof coatings
 - 2.1. Surfaces: Correctly prepared, free from irregularities, even textured, clean and dry.
 - 2.2. Tolerances: Within tolerances for level and surface regularity.
 - 2.3. Moisture content: Must not impair integrity of finished tanking.
3. Curing period (minimum): Seven days.
4. Preliminary work: Complete, including cutting chases, easing arrises, forming upstands and kerbs, movement joints and penetrations.

Ss_32_80_03/632 Adhesion testing for liquid-applied tanking

1. Tensile bond strength: Test in accordance with [BS EN ISO 4624](#).
2. Test results: Submit.

Ss_32_80_03/634 Applying primers for liquid-applied tanking

1. Coverage: Uniform and continuous.
2. Application rate: As coating manufacturer's recommendations.

Ss_32_80_03/636 Applying liquid-applied tanking

1. Installation standard: In accordance with [BS 8102](#).
2. Third-party certification: As product Agrément certificate for proposed application.
3. Air and surface temperatures: Do not apply if below minimum recommended by coating manufacturer.
4. Coats and rates: As per manufacturer's instructions
5. Adjacent surfaces exposed to view in finished work: Protect.
6. Coatings
 - 6.1. Weather conditions: Do not apply if there is a risk of rain during application and drying unless effective temporary cover is provided over working area.
 - 6.2. Thinning: Not permitted.
 - 6.3. Coverage: Uniform and continuous. Do not allow to pool in hollows.
 - 6.4. Successive coats: As per manufacturer's instructions
 - 6.5. Reinforcement
 - 6.5.1. Laying: As per manufacturer's instructions
 - 6.5.2. Edge overlap (minimum): As per manufacturer's instructions
 - 6.5.3. Finish: Smooth and free from imperfections.
7. Protection: Apply as soon as possible after coating has hardened.

System completion

Ss_32_80_03/810 Inspection of waterproof coatings and membranes

1. Give notice: Before covering any part of waterproof coatings or membranes with overlying construction.

Ω End of System

Ss_40_90_60_80

Solvent-borne paint systems Type A (Railings)

Systems

Ss_40_90_60_80 Solvent-borne paint systems Type A (Railings)

1. Description: Paint System for Internal and External Railings
2. IMPORTANT NOTE:: It is anticipated that the existing decorative finishes contain lead and as such, this paint system has been developed specifically to accommodate this.
3. System manufacturer: Crown Paints
4. Preparation: In accordance with manufacturer's instructions
5. Initial coats: [Pr_35_31_66_92 Universal primers \(Railings\)](#)
6. Undercoats: [Pr_35_31_66_81 Solvent-borne metal primers \(Railings\)](#)
7. Finishing coats: [Pr_35_31_22_79 Solvent-based finishing coats \(Railings\)](#)
8. Verification: Contractor to arrange for attendance by Crown Paints to undertake all required testing such as crosshatch tests to ensure system is suitable for application.
9. Execution: [Ss_40_90_60/603 Handling and storage of coating materials](#); [Ss_40_90_60/605 Surfaces not to be coated](#); [Ss_40_90_60/607 Wet paint signs](#); [Ss_40_90_60/615 Inspection by coating manufacturers](#); [Ss_40_90_60/620 Preparation for coating systems generally](#); [Ss_40_90_60/700 Applying coating generally](#)

Products

Pr_35_31_22_79 Solvent-based finishing coats (Railings)

1. Description: Finishing Coats for Internal and External Railings
2. Manufacturer: [Crown Trade, product of Crown Paints Ltd](#)
3. Product reference: [Crown Trade Protective Coatings High Performance Gloss For Metal](#)
4. No. of Coats:: 2
5. Composition: Solvent-based.
6. Sheen: Gloss.
7. Colour: Black
8. Drying time: Recoatable after 16 hours under normal drying conditions.
9. Wet film thickness (minimum): 66 micrometres at 15 m²/L.
10. Dry film thickness (minimum): 33 micrometres at 15 m²/L.
11. VOC content: 499 g/L (maximum).
12. Pigment: Titanium dioxide, carbon black, coloured pigments.
13. Resin: Alkyd.
14. Solvent: Dearomatised white spirit.
15. Coverage: Up to 15 m²/L on smooth surfaces.

Pr_35_31_66_81 Solvent-borne metal primers (Railings)

1. Description: Undercoat for Internal and External Railings
2. Manufacturer: [Crown Trade, product of Crown Paints Ltd](#)
3. Product reference: [Crown Trade Protective Coatings High Build Rust Inhibiting Metal Primer Undercoat](#)
4. No. of Coats:: 1
5. Pigment: Titanium dioxide, talc and zinc based rust inhibitor.

6. Resin: Linseed/tung and urethane alkyds.
7. Solvent: Dearomatised white spirit.
8. Drying time: 6 hours.
9. Wet film thickness (minimum): 143 micrometres.
10. Dry film thickness (minimum): 61 micrometres.
11. VOC content: 500 g/L.
12. Coverage: 7 m² per L.

Pr_35_31_66_92 Universal primers (Railings)

1. Description: Primer for Internal and External Railings
2. Manufacturer: [Crown Trade](#), product of [Crown Paints Ltd](#)
3. Product reference: [Crown Trade PX3 All Purpose Primer](#)
4. No. of Coats:: 1 full coat
5. Category: Solvent-based.
6. Pigment: Titanium dioxide and coloured pigments.
7. Resin: Epoxy ester.
8. Solvent: Dearomatized white spirit.
9. Drying time: 4 hours.
10. Wet film thickness (minimum): 77 micrometres.
11. Dry film thickness (minimum): 27 micrometres.
12. VOC content: 750 g/L.
13. Solids content: 35% white.
14. Additional properties: Flash point, 40°C (closed cup).
15. Coverage: 13 m² per L.

Execution

Ss_40_90_60/603 Handling and storage of coating materials

Shared by: [Ss_40_90_60_95 Waterborne paint systems Type A \(External\)](#) , [Ss_40_90_60_95 Waterborne paint systems Type B \(Internal Walls, Ceilings and Timber Joinery\)](#) and [Ss_40_90_60_80 Solvent-borne paint systems Type B \(Dormers\)](#)

1. Coating materials: Deliver in sealed containers, labelled clearly with brand name, type of material and manufacturer's batch number.
2. Materials from more than one batch: Store separately. Allocate to distinct parts or areas of the work.

Ss_40_90_60/605 Surfaces not to be coated

Shared by: [Ss_40_90_60_95 Waterborne paint systems Type B \(Internal Walls, Ceilings and Timber Joinery\)](#) and [Ss_40_90_60_80 Solvent-borne paint systems Type B \(Dormers\)](#)

1. Surfaces not to be coated: Protect from splashes and make good/clean upon completion.

Ss_40_90_60/607 Wet paint signs

Shared by: [Ss_40_90_60_95 Waterborne paint systems Type A \(External\)](#) , [Ss_40_90_60_95 Waterborne paint systems Type B \(Internal Walls, Ceilings and Timber Joinery\)](#) and [Ss_40_90_60_80 Solvent-borne paint systems Type B \(Dormers\)](#)

1. Requirement: Provide where necessary.

Ss_40_90_60/615 Inspection by coating manufacturers

Shared by: [Ss_40_90_60_95 Waterborne paint systems Type B \(Internal Walls, Ceilings and Timber Joinery\)](#) and [Ss_40_90_60_80 Solvent-borne paint systems Type B \(Dormers\)](#)

1. General: Permit manufacturers to inspect work in progress and take samples of their materials from site.

Ss_40_90_60/620 Preparation for coating systems generally

Shared by: [Ss_40_90_60_95 Waterborne paint systems Type A \(External\)](#) , [Ss_40_90_60_95 Waterborne paint systems Type B \(Internal Walls, Ceilings and Timber Joinery\)](#) and [Ss_40_90_60_80 Solvent-borne paint systems Type B \(Dormers\)](#)

1. Standard: In accordance with [BS 6150](#).
2. Substrates: Sufficiently dry in depth to suit coating.
3. Suspected existing hazardous materials: Prepare risk assessments and method statements covering operations, disposal of waste, containment and reoccupation, and obtain approval before commencing work.
4. Efflorescence salts: Remove.
5. Dirt, grease and oil: Remove.
6. Contamination of surfaces and substrates : Give notice.
7. Surface irregularities: Remove.
8. Joints, cracks, holes and other depressions: Fill flush with surface. Provide smooth finish.
9. Dust, particles and residues from preparation: Remove and dispose of safely.
10. Water-based stoppers and fillers: Apply before priming.
11. Oil-based stoppers and fillers: Apply after priming.
12. Doors, opening windows and other moving parts: Ease, if necessary, before coating.

Ss_40_90_60/700 Applying coating generally

Shared by: [Ss_40_90_60_95 Waterborne paint systems Type A \(External\)](#) , [Ss_40_90_60_95 Waterborne paint systems Type B \(Internal Walls, Ceilings and Timber Joinery\)](#) and [Ss_40_90_60_80 Solvent-borne paint systems Type B \(Dormers\)](#)

1. Application: In accordance with [BS 6150](#), clause 9.
2. Environmental conditions : Maintain suitable temperature, humidity and air quality during application and drying.
3. Surfaces: Clean and dry at time of application.
4. Thinning and intermixing of coatings: Not permitted unless recommended by manufacturer.
5. Overpainting: Do not paint over intumescent strips or silicone mastics.
6. Initial coats
 - 6.1. Thickness: To suit surface porosity.
 - 6.2. Application: As soon as possible on same day as preparation is completed.
7. Finish: Even, smooth and of uniform colour. Free from brush marks, sags, runs and other defects.
8. Cutting in: Cut in neatly.
9. Doors, opening windows and other moving parts: Ease before coating, and between coats.

Ω End of System

Ss_40_90_60_80

Solvent-borne paint systems Type B (Dormers)

Systems

Ss_40_90_60_80 Solvent-borne paint systems Type B (Dormers)

1. Description: Paint System for Dormer Window Tin Surrounds
2. System manufacturer: Crown Paints Ltd
3. Preparation: In accordance with manufacturer's instructions.
4. Initial coats: [Pr_35_31_66_81 Solvent-borne metal primers \(Dormers\)](#)
5. Finishing coats: [Pr_35_31_22_79 Solvent-based finishing coats \(Dormers\)](#)
6. Verification: Contractor to arrange for attendance by Crown Paints to undertake all required testing such as crosshatch tests to ensure system is suitable for application.
7. Execution: [Ss_40_90_60/603 Handling and storage of coating materials](#); [Ss_40_90_60/605 Surfaces not to be coated](#); [Ss_40_90_60/607 Wet paint signs](#); [Ss_40_90_60/615 Inspection by coating manufacturers](#); [Ss_40_90_60/620 Preparation for coating systems generally](#); [Ss_40_90_60/687 Organic growths before application of coating systems](#); [Ss_40_90_60/700 Applying coating generally](#)

Products

Pr_35_31_22_79 Solvent-based finishing coats (Dormers)

1. Description: Finishing Coat for Dormer Window Tin Surrounds
2. Manufacturer: [Crown Trade, product of Crown Paints Ltd](#)
3. Product reference: [Crown Trade Protective Coatings High Performance Gloss For Metal](#)
4. No. of Coats:: 1
5. Composition: Solvent-based.
6. Sheen: Gloss.
7. Colour: White
8. Drying time: Recoatable after 16 hours under normal drying conditions.
9. Wet film thickness (minimum): 66 micrometres at 15 m²/L.
10. Dry film thickness (minimum): 33 micrometres at 15 m²/L.
11. VOC content: 499 g/L (maximum).
12. Pigment: Titanium dioxide, carbon black, coloured pigments.
13. Resin: Alkyd.
14. Solvent: Dearomatised white spirit.
15. Coverage: Up to 15 m²/L on smooth surfaces.

Pr_35_31_66_81 Solvent-borne metal primers (Dormers)

1. Description: Primer/Undercoat for Dormer Window Tin Surrounds
2. Manufacturer: [Crown Trade, product of Crown Paints Ltd](#)
3. Product reference: [Crown Trade Protective Coatings High Build Rust Inhibiting Metal Primer Undercoat](#)
4. No. of Coats:: Spot Prime, Bring Forward and apply 1 full coat
5. Pigment: Titanium dioxide, talc and zinc based rust inhibitor.
6. Resin: Linseed/tung and urethane alkyds.
7. Solvent: Dearomatised white spirit.

8. Drying time: 6 hours.
9. Wet film thickness (minimum): 143 micrometres.
10. Dry film thickness (minimum): 61 micrometres.
11. VOC content: 500 g/L.
12. Coverage: 7 m² per L.

Execution

See Ss_40_90_60/603 Handling and storage of coating materials in Ss_40_90_60_80 Solvent-borne paint systems Type A (Railings)

See Ss_40_90_60/605 Surfaces not to be coated in Ss_40_90_60_80 Solvent-borne paint systems Type A (Railings)

See Ss_40_90_60/607 Wet paint signs in Ss_40_90_60_80 Solvent-borne paint systems Type A (Railings)

See Ss_40_90_60/615 Inspection by coating manufacturers in Ss_40_90_60_80 Solvent-borne paint systems Type A (Railings)

See Ss_40_90_60/620 Preparation for coating systems generally in Ss_40_90_60_80 Solvent-borne paint systems Type A (Railings)

Ss_40_90_60/687 Organic growths before application of coating systems

Shared by: Ss_40_90_60_95 Waterborne paint systems Type A (External)

1. Dead and loose growths and infected coatings: Scrape off and remove from site.
2. Treatment biocide: Apply to growth areas and surrounding surfaces.
3. Residual effect biocide: Apply to inhibit re-establishment of growths.

See Ss_40_90_60/700 Applying coating generally in Ss_40_90_60_80 Solvent-borne paint systems Type A (Railings)

Ω End of System

Ss_40_90_60_95

Waterborne paint systems Type A (External)

Systems

Ss_40_90_60_95 Waterborne paint systems Type A (External)

1. Description: Paint system for external decorations
2. System manufacturer: Dulux Trade
3. Preparation: As per manufacturer's recommendations
4. Initial coats: [Pr_35_31_66_96 Waterborne metal primers \(External Metalwork\)](#)
5. Finishing coats: [Pr_35_31_22_96 Water-based masonry paints \(Masonry, Render, Concrete and Stonework\)](#); [Pr_35_31_22_79 Solvent-based finishing coats \(External Metalwork\)](#)
6. Execution: [Ss_40_90_60/603 Handling and storage of coating materials](#); [Ss_40_90_60/607 Wet paint signs](#); [Ss_40_90_60/620 Preparation for coating systems generally](#); [Ss_40_90_60/623 Fixtures and fittings removal before applying coating systems](#); [Ss_40_90_60/625 Application of coating systems around hardware](#); [Ss_40_90_60/667 Previously painted concrete](#); [Ss_40_90_60/673 Previously painted masonry and render](#); [Ss_40_90_60/685 Wall coverings and application of coating systems](#); [Ss_40_90_60/687 Organic growths before application of coating systems](#); [Ss_40_90_60/700 Applying coating generally](#)

Products

Pr_35_31_22_79 Solvent-based finishing coats (External Metalwork)

1. Description: Finishing coats for external metalwork
2. Manufacturer: [Dulux Trade, brand of AkzoNobel](#)
3. Product reference: [Weathershield Exterior High Gloss](#)
4. No. of coats: 2
5. Composition: Alkyd and fungicide.
6. Sheen: High gloss.
7. Colour: To match existing - typically black
8. Execution: Applying coating.
9. Form: Liquid.

Pr_35_31_22_96 Water-based masonry paints (Masonry, Render, Concrete and Stonework)

1. Description: Finishing Coats for previously decorated Masonry, Render, Concrete and Stonework
2. Manufacturer: [Dulux Trade, brand of AkzoNobel](#)
3. Product reference: [Weathershield Smooth Masonry Paint](#)
4. No. of Coats: 2
5. Texture: Smooth.
6. Colour: To match existing previously painted surfaces
7. Additives: Fungicide.
8. Form: Liquid.
9. Additives: As per manufacturer's instructions
10. Execution: As per manufacturer's instructions

Pr_35_31_66_96 Waterborne metal primers (External Metalwork)

1. Description: Spot primer for external metalwork
2. Manufacturer: Dulux Trade
3. Product Reference:: Dulux Trade Metal Primer
4. No. of coats: Spot prime any bare metal surfaces
5. Execution: As per manufacturer's instructions

Execution

See [Ss_40_90_60/603 Handling and storage of coating materials](#) in [Ss_40_90_60_80 Solvent-borne paint systems Type A \(Railings\)](#)

See [Ss_40_90_60/607 Wet paint signs](#) in [Ss_40_90_60_80 Solvent-borne paint systems Type A \(Railings\)](#)

See [Ss_40_90_60/620 Preparation for coating systems generally](#) in [Ss_40_90_60_80 Solvent-borne paint systems Type A \(Railings\)](#)

Ss_40_90_60/623 Fixtures and fittings removal before applying coating systems

Shared by: [Ss_40_90_60_95 Waterborne paint systems Type B \(Internal Walls, Ceilings and Timber Joinery\)](#)

1. Items to be removed: Any fixtures, fittings such as cabling are to be removed prior to application of paint.
2. Replacement: Refit when coating is dry.

Ss_40_90_60/625 Application of coating systems around hardware

Shared by: [Ss_40_90_60_95 Waterborne paint systems Type B \(Internal Walls, Ceilings and Timber Joinery\)](#)

1. Hinges: Remove.
2. Other hardware: Remove from surfaces to be coated before painting.
3. Refurbishment: Remove old coating marks. Clean and polish.
4. Replacement: Refit when coating is dry.

Ss_40_90_60/630 Previously coated surfaces generally

Shared by: [Ss_40_90_60_95 Waterborne paint systems Type B \(Internal Walls, Ceilings and Timber Joinery\)](#)

1. Preparation: In accordance with [BS 6150](#), clause 11.5.
2. Contaminated or hazardous surfaces
 - 2.1. Coatings suspected of containing lead: Give notice.
 - 2.2. Substrates suspected of containing asbestos: Give notice.
 - 2.3. Significant rot, corrosion or other degradation of substrates: Give notice.
3. Risk assessments and method statements for suspected existing hazardous materials: Submit. Obtain approval before commencing work.
4. Removing coatings: Do not damage substrate and adjacent surfaces or adversely affect subsequent coatings.
5. Loose, flaking or otherwise defective areas: Carefully remove to a firm edge.
6. Alkali affected coatings: Completely remove.

7. **Retained coatings:** Thoroughly clean to remove dirt, grease and contaminants. Provide key on gloss coated surfaces
8. **Partly removed coatings:** Apply additional preparatory coats to restore original coating thicknesses, with flush surface a junctions.
9. **Completely stripped surfaces:** Prepare as for uncoated surfaces.

Ss_40_90_60/667 Previously painted concrete

1. General requirements: [Ss_40_90_60/630 Previously coated surfaces generally](#)
2. Loose or otherwise defective material: Remove.
3. Surface defects: Fill with sand/ cement mixture and finish to match surrounding surface.

Ss_40_90_60/673 Previously painted masonry and render

1. General requirements: [Ss_40_90_60/630 Previously coated surfaces generally](#)
2. Loose and flaking material: Remove.
3. Deposits: Remove
4. Surface defects: Fill with sand/ cement mixture and finish to match surrounding surface.

Ss_40_90_60/685 Wall coverings and application of coating systems

Shared by: [Ss_40_90_60_95 Waterborne paint systems Type B \(Internal Walls, Ceilings and Timber Joinery\)](#)

1. Retained wall coverings: Check that they are in good condition and well adhered to substrate.
2. Previously covered walls: Wash down to remove paper residues, adhesive and size.

See [Ss_40_90_60/687 Organic growths before application of coating systems](#) in [Ss_40_90_60_80 Solvent-borne paint systems Type B \(Dormers\)](#)

See [Ss_40_90_60/700 Applying coating generally](#) in [Ss_40_90_60_80 Solvent-borne paint systems Type A \(Railings\)](#)

Ω End of System

Ss_40_90_60_95

Waterborne paint systems Type B (Internal Walls, Ceilings and Timber Joinery)

Systems

Ss_40_90_60_95 Waterborne paint systems Type B (Internal Walls, Ceilings and Timber Joinery)

1. Description: Paint system for internal walls, ceilings and timber joinery.
2. System manufacturer: Crown Paints Ltd
3. Preparation: As per manufacturer's recommendations
4. Initial coats: [Pr_35_31_66_92 Universal primers \(Internal Walls and Ceilings\)](#); [Pr_35_31_66_92 Universal primers \(Internal Timber Joinery\)](#)
5. Undercoats: [Pr_35_31_68_43 Intumescent protective coatings \(Internal Walls and Ceilings\)](#)
6. Finishing coats: [Pr_35_31_22_94 Water-based finishing coats \(Internal Timber Joinery\)](#); [Pr_35_31_68_29 Flame-retardant coatings \(Internal Walls\)](#); [Pr_35_31_68_29 Flame-retardant coatings \(Internal Ceilings\)](#)
7. Sealing of internal movement joints: [Pr_30_31_76_02 Acrylic construction joint sealants](#)
8. Verification: Contractor to arrange for attendance by Crown Paints to undertake all required testing such as crosshatch tests to ensure system is suitable for application.
9. Execution: [Ss_40_90_60/603 Handling and storage of coating materials](#); [Ss_40_90_60/605 Surfaces not to be coated](#); [Ss_40_90_60/607 Wet paint signs](#); [Ss_40_90_60/615 Inspection by coating manufacturers](#); [Ss_40_90_60/620 Preparation for coating systems generally](#); [Ss_40_90_60/623 Fixtures and fittings removal before applying coating systems](#); [Ss_40_90_60/625 Application of coating systems around hardware](#); [Ss_40_90_60/675 Uncoated plaster](#); [Ss_40_90_60/677 Previously painted plaster](#); [Ss_40_90_60/685 Wall coverings and application of coating systems](#); [Ss_40_90_60/700 Applying coating generally](#)

Products

Pr_30_31_76_02 Acrylic construction joint sealants

1. Manufacturer: [ROCKWOOL Ltd](#)
2. Product reference: [ROCKWOOL® FIREPRO® High Expansion Intumescent Sealant](#)
3. Sealant type: Water based acrylic.
4. Colour: Grey.
5. Fire performance: To BS EN 1366-3: 2009; BS EN 1366-4: 2006 +A1:2010 and EN 13501-2, up to 4 hours.
6. Execution: Applying joint sealants.
7. Type: Intumescent sealant.
8. Curing: Water based.
9. Specific gravity: 1.5.
10. SAG: <3 min.
11. Curing time: 3 to 5 days.
12. Shore A hardness: 50.
13. Solids: >80%.
14. Application temperature range: +4°C to +35°C.
15. Capacity: 310 ml.

16. Execution: [Pr_30_31_76/610 Suitability of joints for sealant application](#); [Pr_30_31_76/620 Joint preparation for sealant application](#); [Pr_30_31_76/630 Applying joint sealants Type B](#)

Pr_35_31_22_94 Water-based finishing coats (Internal Timber Joinery)

1. Description: Finishing Coats for Internal Timber Joinery
2. Manufacturer: [Crown Trade, product of Crown Paints Ltd](#)
3. Product reference: [Crown Trade Fastflow Quick Dry Gloss](#)
4. No. of Coats: 2
5. Sheen: Gloss.
6. Drying time: Recoatable after four hours under normal drying conditions.
7. Wet film thickness (minimum): 65 micrometres at 15 m²/L.
8. Dry film thickness (minimum): 32 micrometres at 15 m²/L.
9. VOC content: 8 g/L.
10. Pigment: Titanium dioxide and coloured pigments.
11. Binder: Alkyd emulsion.
12. Solvent: Water.
13. Coverage: Up to 15 m²/L on smooth surfaces.

Pr_35_31_66_92 Universal primers (Internal Timber Joinery)

1. Description: Primer for internal timber joinery
2. Manufacturer: [Crown Trade, product of Crown Paints Ltd](#)
3. Product reference: [Crown Trade PX4 All Purpose Primer](#)
4. No. of Coats: 1
5. Category: Water-based.
6. Pigment: Titanium dioxide and coloured pigments.
7. Resin: Acrylic.
8. Solvent: Water.
9. Drying time: 30 minutes.
10. Wet film thickness (minimum): 63 micrometres.
11. Dry film thickness (minimum): 23 micrometres.
12. VOC content: 30 g/L.
13. Solids content: 36% white.
14. Coverage: 16 m² per L.

Pr_35_31_66_92 Universal primers (Internal Walls and Ceilings)

1. Description: Spot Primer for Internal Walls and Ceilings
2. Manufacturer: [Crown Trade, product of Crown Paints Ltd](#)
3. Product reference: [Crown Trade Timonox Bonding Primer](#)
4. Category: Water-based.
5. Number of coats: Spot Prime
6. Pigment: Titanium dioxide.
7. Binder: Acrylic polymer.
8. Solvent: Water.
9. Drying time: 15 hours.

10. Wet film thickness (minimum): 83 micrometres.
11. Dry film thickness (minimum): 32 micrometres.
12. VOC content: 5 g/L.
13. Application method: Brush, roller, spray.
14. Coverage: 12 m²/L.
15. Tin size: 5 L.

Pr_35_31_68_29 Flame-retardant coatings (Internal Ceilings)

1. Description: Finishing coats for internal ceilings
2. Manufacturer: [Crown Trade, product of Crown Paints Ltd](#)
3. Product reference: [Crown Trade Timonox Vinyl Matt](#)
4. No. of Coats: 2
5. Reaction to fire rating (indicative)
 - 5.1. Binder: Chlorinated vinyl copolymer.
6. Solvent: Water.
7. VOC content (maximum): 3 g/L.
8. Colour: White
9. Finish: Matt.
10. Pigment: Titanium dioxide.
11. Drying time: 4 hours.
12. Wet film thickness (minimum): 71 micrometres.
13. Dry film thickness (minimum): 25 micrometres.
14. Tin size: 5 L.
15. Coverage: 14 m² per L.

Pr_35_31_68_29 Flame-retardant coatings (Internal Walls)

1. Description: Finishing coats for internal walls
2. Manufacturer: [Crown Trade, product of Crown Paints Ltd](#)
3. Product reference: [Crown Trade Timonox Acrylic Eggshell](#)
4. No. of Coats: 2
5. Reaction to fire rating (indicative)
 - 5.1. Binder: Chlorinated vinyl copolymer, acrylic copolymer.
6. Solvent: Water.
7. VOC content (maximum): 81 g/L.
8. Colour: To be confirmed by Contract Administrator
9. Finish: Matt.
10. Pigment: Titanium dioxide.
11. Drying time: 4 hours.
12. Wet film thickness (minimum): 71 micrometres.
13. Dry film thickness (minimum): 25 micrometres.
14. VOC content: 81 g/L.
15. Tin size: 5 L.
16. Coverage: 14 m² per L.

Pr_35_31_68_43 Intumescent protective coatings (Internal Walls and Ceilings)

1. Description: Basecoat for Walls and Ceilings
2. Manufacturer: [Crown Trade](#), product of [Crown Paints Ltd](#)
3. Product reference: [Crown Trade Timonox Upgrade Basecoat](#)
4. No. of Coats: 1
5. Composition: Water-based.
6. Colour: White.
7. Pigment: Titanium dioxide and extenders.
8. Binder: Vinyl copolymer.
9. Solvent: Water.
10. Drying time: 6 hours.
11. Wet film thickness (minimum): 400 micrometres.
12. Dry film thickness (minimum): 200 micrometres.
13. VOC content: 140 g/L.
14. Coverage: 2.5 m² per L.

Execution

See [Pr_30_31_76/610 Suitability of joints for sealant application](#) in [Ss_30_75_50_45 Lead sheet gutter lining systems](#)

See [Pr_30_31_76/620 Joint preparation for sealant application](#) in [Ss_25_30_95_26 External window systems](#)

See [Pr_30_31_76/630 Applying joint sealants Type B](#) in [Ss_25_30_95_26 External window systems](#)

See [Ss_40_90_60/603 Handling and storage of coating materials](#) in [Ss_40_90_60_80 Solvent-borne paint systems Type A \(Railings\)](#)

See [Ss_40_90_60/605 Surfaces not to be coated](#) in [Ss_40_90_60_80 Solvent-borne paint systems Type A \(Railings\)](#)

See [Ss_40_90_60/607 Wet paint signs](#) in [Ss_40_90_60_80 Solvent-borne paint systems Type A \(Railings\)](#)

See [Ss_40_90_60/615 Inspection by coating manufacturers](#) in [Ss_40_90_60_80 Solvent-borne paint systems Type A \(Railings\)](#)

See [Ss_40_90_60/620 Preparation for coating systems generally](#) in [Ss_40_90_60_80 Solvent-borne paint systems Type A \(Railings\)](#)

See [Ss_40_90_60/623 Fixtures and fittings removal before applying coating systems](#) in [Ss_40_90_60_95 Waterborne paint systems Type A \(External\)](#)

See [Ss_40_90_60/625 Application of coating systems around hardware](#) in [Ss_40_90_60_95 Waterborne paint systems Type A \(External\)](#)

See [Ss_40_90_60/630 Previously coated surfaces generally](#) in [Ss_40_90_60_95 Waterborne paint systems Type A \(External\)](#)

Ss_40_90_60/675 Uncoated plaster

1. Nibs, trowel marks and plaster splashes: Scrape off.
2. Loose or otherwise defective material: Remove.

3. Overtrowelled 'polished' areas: Key lightly.
4. Surface defects: Fill with plaster or filler and abrade to a smooth surface.

Ss_40_90_60/677 Previously painted plaster

1. General requirements: [Ss_40_90_60/630 Previously coated surfaces generally](#)
2. Loose or otherwise defective material: Remove.
3. Surface defects: Fill with plaster or other suitable filler and abrade to a smooth surface.

See [Ss_40_90_60/685 Wall coverings and application of coating systems](#) in [Ss_40_90_60_95 Waterborne paint systems Type A \(External\)](#)

See [Ss_40_90_60/700 Applying coating generally](#) in [Ss_40_90_60_80 Solvent-borne paint systems Type A \(Railings\)](#)

Ω End of System



Specification created using NBS Chorus

SECTION 3

General Conditions

Industrial Dwellings Society Whole estate improvement works at Stepney Green Court, Navarino Mansions and Mocatta House				
				AMENDED CONTRACT RATE
Section 3 : General Conditions				
3.1	General Conditions - Note			
3.1.1	The items included within this Section are to be read in conjunction with all other Sections. The information listed is supplementary to support all other sections			
3.2	General			
3.2.1	This Works section (Section 3) is to be read in conjunction with the Preliminaries (Section 1), Materials and Workmanship (Section 2) and the Schedule of Works (Sections 4) of this Specification, including any referenced drawings and appendices thereto.			
3.2.2	Any discrepancies should be notified to the Contract Administrator immediately at tender stage. If conflicts are found in the documentation and not highlighted at tender stage then the CA will not be upholding any time or cost claims in relation to clarification of such works.			
3.2.3	The works shall be procured using the standard form JCT Intermediate Contract 2016 with Contractor's Design. The Contractor's design portion (CDP) is defined within Section 1 of The Specification under ' <i>PM_55 Contract information – Second Recital</i> '.			
3.2.4	The Contractor is responsible for setting out and taking all measurements. Any discrepancy is to be brought to the CA's attention immediately.			
3.3	Costs Deemed to be Included			
3.3.1	The contractor is to include for the following when pricing:			
3.3.2	Doors and windows must operate satisfactorily after installation and all catches, locks etc. function correctly.			
3.3.3	All necessary internal decoration to be touched in where damage is incurred due to new window and door installations.			
3.3.4	Contractor deemed to include for sweeping and cleaning internal areas of the building of dirt and debris caused by the works.			
3.3.5	No exterior or exposed painting shall be carried out under adverse weather conditions, such as extremes of temperatures or during rain, fog etc.			
3.3.6	All costs in conjunction with materials, plant and labour will be deemed to have been included in the tender price.			
3.3.7	Manufacturers and supplier instructions and recommendations are to be adhered to at all times.			
3.4	Schedule of Works and Pricing			
3.4.1	The Contractor is to price for undertaking works whilst the building is in occupation. Access to the building is to remain unhindered for the duration of works. Include for all necessary dustsheets, temporary protection, the moving and reinstatement of all services and fittings as necessary and for leaving all areas free of debris and functional at the end of each day.			
3.4.2	The tenderers are to check all dimensions prior to ordering any materials. All materials must be installed / fixed in accordance with manufacturer's instructions and BS Codes of Practice.			
3.4.3	The amount entered against each item within the Specification of Work are to include for all labour, plant, materials, overheads and profit and not included elsewhere so that the sum of all figures recorded shall be the total fixed price for the tender taking into account all site conditions.			
3.4.4	It is a condition that a fully priced specification is returned showing individually priced items in the electronic copy of the correct pricing column. Failure to comply may result in your tender being invalid.			
3.4.5	Where items are identified as defined provisional sums, these may or may not be used. In the event of proceeding, they will be paid for at the rates entered against each item. Should these items be omitted, the value of the associated works shall be deducted from the contract sum and no allowance will be made for any consequential loss and expense.			
3.4.6	At such time as when the Contract Administrator is advised of any changes to the works, he/she shall notify the contractor accordingly and vary the contract by issue of contract instructions.			
3.4.7	The Contractor is to state here their percentage uplift for overheads and profit to be applied to any additional works/variations instructed under the contract:			

Industrial Dwellings Society Whole estate improvement works at Stepney Green Court, Navarino Mansions and Mocatta House				
Section 3 : General Conditions			AMENDED CONTRACT RATE	
3.5	Overheads and profit: 17.5% Preliminaries The Contractor is to provide a fixed price for preliminaries which shall include all costs in relation to Section 1 of this Specification. This will include site surveys, setting out of the works, temporary power and water requirements, welfare such as on site storage, toilets and offices, security, insurances, bonds, guarantees and warranties as well as any other items that Contractor believes necessary for the execution of the contract work.			
3.5.1	Where the Contractor is requested to submit quotations for additional works/contract variations in accordance with clause 3.4.7, additional preliminaries costs will only be agreed where the contractor can demonstrate that the variation has materially affected the original delivery intent.			
3.5.2				
3.6	Arithmetical Errors The tendering exercise is to be executed in accordance with the principles of the JCT Tendering 2017 practice note, under the provision of Alternative 1; stand-by or withdraw.			
3.6.1				
3.7	Qualifications Tenders that contain written qualifications or allowances will not be accepted. Do not write anywhere on the document except where indicated.			
3.7.1				
3.7.2	Contractors are urged to seek clarification / guidance on any items which are unclear by writing to the Contract Administrator during the tender period. No additional costs or ex-gratia payments will be made for any misunderstanding.			
3.8	Site Visit Before tendering, the Contractor must attend site to ascertain the exact nature of the works, obtain dimensions and identify any restrictions on the site. Visits to the site are to be made through the Contract Administrator.			
3.8.1				
3.9	Scope of the Works & Retrofit Upgrade - Warm Homes: Social Housing Fund (WHSF) Wave 3 The scope of works includes the whole estate improvement works inclusive of roof, window and door replacements, external fabric repairs, redecoration and other miscellaneous works.			
3.9.1				
3.9.2	The works also involve energy efficient retrofit to 29 no. flats to Stepney Green Court. Details of the flats that make up the Warm Homes: Social Housing Fund (WHSF) Wave 3 retrofit upgrade programme can be found in Appendix G. The energy efficiency measure installations and upgrades to these properties are part of the wider estate refurbishment programme, but are subject to the timescales set out within the funding bids and parallel oversight and certification under PAS2030 and PAS2035.			
3.9.3	Industrial Dwelling's Society's Net Zero Carbon Strategy seeks to achieve net zero carbon emissions for its housing stock. This necessitates the deployment of whole house retrofit (WHR) methodologies to the refurbishment. This approach seeks to achieve the best carbon saving performance by ensuring that all the components of a retrofit operate effectively together and the scope for heat loss is minimised.			
3.9.4	Industrial Dwelling's Society's priority is the retrofit of properties that have secured funding under the Warm Homes: Social Housing Fund (WHSF) Wave 3. A separate party will provide Retrofit Assessment and Retrofit Coordination services. The awarded Contractors is to provide Retrofit Installer services and comply with the requirements of PAS 2035 and PAS 2030.			
3.9.5	All these works need to be delivered alongside our retrofit designers to meet the required standards including PAS 2030 and PAS2035. The appointed contractor will be expected to meet these requirements as well as the delivery window and the returns to DESNZ.			

£

296,876.22

Industrial Dwellings Society Whole estate improvement works at Stepney Green Court, Navarino Mansions and Mocatta House				
Section 3 : General Conditions				AMENDED CONTRACT RATE
3.9.6	Delivery partners must be accredited with TrustMark, PAS2030 and Microgeneration Certification Scheme (MCS) in-house or via supply chain. PAS2035 retrofit assessment, design and coordination team roles and responsibilities will be carried out by a third-party. Delivery partners will coordinate with the team to ensure proper oversight throughout the programme and lodgement of the energy efficiency measures with TrustMark upon completion.			
3.9.7	The appointed Contractor must adhere to the timescales associated with Warm Homes: Social Housing Fund (WHSHF) Wave 3 funding. The energy efficient retrofit to 29 no. flats to Stepney Green Court and must be completed and signed off by no later than 31 March 2026.			
3.9.8	The addresses of the properties with Warm Homes: Social Housing Fund (WHSHF) Wave 3 funding listed are included below. The properties have been selected as priority properties:			
3.9.9	• 3 Stepney Green Court • 5 Stepney Green Court • 16 Stepney Green Court • 17 Stepney Green Court • 18 Stepney Green Court • 35 Stepney Green Court • 36 Stepney Green Court • 50 Stepney Green Court • 56 Stepney Green Court • 64 Stepney Green Court • 66 Stepney Green Court • 74 Stepney Green Court • 83 Stepney Green Court • 87 Stepney Green Court • 88 Stepney Green Court • 89 Stepney Green Court • 90 Stepney Green Court • 107 Stepney Green Court • 122 Stepney Green Court • 126 Stepney Green Court • 133 Stepney Green Court • 136 Stepney Green Court • 137 Stepney Green Court • 138 Stepney Green Court • 145 Stepney Green Court • 146 Stepney Green Court • 155 Stepney Green Court • 163 Stepney Green Court • 164 Stepney Green Court			
3.9.10	The contractor is to be aware that there are 16 properties on the Stepney Green Court estate that do not have an existing EPC. It is the intention that the client's consultant will undertake the EPC's during the course of the contract and access arrangements are to be assisted by the Contractor's RLO.			
3.10	Design Criteria and Responsibility			
3.11	All work shall be carried out in accordance with the current requirements of the following (where applicable): • British Standards • Codes of Practice • Building Regulations • Equality Act • CDM Regulations • Local Bylaws • Utility Supply Companies • PAS 2030:2019 • PAS2035 • MCS (Microgeneration Certification Scheme) • CIGA • SWIGA • FENSA			

Industrial Dwellings Society Whole estate improvement works at Stepney Green Court, Navarino Mansions and Mocatta House				
Section 3 : General Conditions			AMENDED CONTRACT RATE	
3.12	Pre-Condition Survey			
3.12.1	Prior to any works commencing, an annotated photographic schedule of condition shall be produced by the Contractor at each property, covering all accessible internal and external areas that would reasonable be deemed affected by the works.		£	242.57
3.12.2	The pre-condition and annotated photographic survey shall include all internal areas to flats and communal areas as well as externally to the building façade and hard/soft landscaped areas that may be affected by the contract works.			
3.12.3	The pre-condition survey is not necessarily limited to the areas within the curtilage of each site, but could include adjacent land, including footpaths and highways that may reasonably be affected by the works.			
3.12.4	Should any area, surface or finish of the existing building, or any adjoining or adjacent areas, be reported to be damaged by the contractor, and they do not have evidence to prove the condition is as it was prior to works commencing, they shall undertake repairs to make good that area, surface or finish at their own expense to match existing.			
3.12.5	If any variations to the works areas within the contract are made, then the Contractor shall undertake a pre-condition survey, including annotated photographs to the areas anticipated to be affected by those extra works. The cost of any additional pre-condition surveys and annotated photographs will be deemed an extra over to the contract sum but shall be included within the cost of the additional elements of work.			
3.12.6	Provide and issue an electronic copy of the photographic schedule to the Contract Administrator for review prior to any works commencing on site.			
3.13	Main Contractor's Pre-Works Surveys			
3.13.1	A number of provisional sums and quantities are included within Section 4 of the Specification for undertaking repairs to the external building fabric. Any such provisional allowances shall be expended as directed by the Contract Administrator.			
3.13.2	To facilitate this process, following the erection of scaffolding the contractor shall undertake all required surveys in connection with any provisional sums or quantities as directed within Section 4 of this Specification and submit a proposed schedule of repairs to the Contract Administrator, following which the Contract Administrator shall attend site to review these proposals.			
3.13.3	The Contractor shall provide the Contract Administrator with 7 days' notice before inviting to site to assess their proposals. Following the pre-works surveys, the Contract Administrator shall provide written instruction detailing how to proceed in respect of any provisional sums or quantities.			
3.13.4	The Contractor should allow sufficient time within their programme for this process and include all costs in connection thereto.			
3.14	Resident Liaison			
3.14.1	The Contractor will be required to appoint a suitably experienced, dedicated, full-time Resident Liaison Officer (RLO). This individual is to generally ensure that the interests of the residents receive full consideration and that information is provided in advance of the work to reduce and make the residents aware of any disruption involved. All written correspondence to the residents will be through the RLO, including initial letters in relation to the works and any subsequent communications thereto. Review and subsequent approval of such letters, prior to sending, will be provided by the Client, Industrial Dwellings Society.		incl	
3.14.2	The Resident Liaison Officer will introduce themselves to the residents at the initiation of the project, preferably through small group meetings. On the contractor's side, they will remain the residents' first point of contact throughout, maintaining regular dialogue with the residents throughout the duration of the works. Once named by the contractor, prior to the commencement of works, it is not expected that the RLO will be replaced on an ad-hoc basis to suit the requirements of the contractor's business activities. There shall be continuous resident liaison to cover holiday periods.			

Industrial Dwellings Society Whole estate improvement works at Stepney Green Court, Navarino Mansions and Mocatta House				
Section 3 : General Conditions			AMENDED CONTRACT RATE	
3.14.3	If access difficulties are raised, then satisfactory proof of written correspondence will be required from the Contractor on such occasions. The Contractor shall make three written attempts at access. If no response is forthcoming, this will be escalated to the Client for direction and any action.			
3.14.4	The Contractor must note that no claim for disturbance, or loss and expense due to the Contractor's inability to gain access to any site will be considered unless the Contractor is able to give proof that he/ she has followed the steps highlighted above and that he/ she has taken all reasonable steps to make alternative or suitable and amicable arrangements to gain access.			
3.14.5	The Contractor is to note that the Client's involvement to gain access is as an aid to the Contractor and does not absolve the Contractor of the responsibility for gaining access. This should also not be construed as the Client taking responsibility for access.			
3.14.6	It may be necessary for the RLO to visit any property outside of normal working hours, where necessary. For pricing purposes, the Contractor shall provide a cost for working over normal working hours, for the duration of the contract period.			
3.14.7	The Contractor will maintain a Site Incident Book which logs all complaints or comments made by residents which should be handed over to the Client upon completion of the Contract. Complaints are taken very seriously and have to be dealt with and resolved in the shortest possible time. Any complaints must be noted in the book and signed by the resident. The Contract Administrator and the RLO must be advised immediately of any complaint. Any complaints, unless of a confidential nature, will be discussed at the site progress meetings.			
3.14.8	Following tender review, the successful Contractor is to submit his/ her complaints handling procedure and, if approved, is to ensure that this is followed throughout the contract. If, in the opinion of the Client and Contract Administrator, the Contractor's complaints handling procedure is deemed to be lacking, then the Contractor will be expected to undertake the necessary work required to ensure the Client's approval, at no extra cost to the contract.			
3.14.9	The Client will routinely monitor the performance of the principal Contractor and those under his charge when managing resident complaints. Poor performance in this area may affect the contractor's ability to work with the Client in the future.			
3.14.10	The following is a summary of expectations from the RLO on this project, but they may not be exclusive. • Work closely with all project stakeholders to maximise awareness, involvement and co-operation from all parties to ensure a successful project delivery. • Respect, inform, consult and update project stakeholders, as necessary, during the duration of the works. • Behave at all times in a polite, courteous, and considerate manner. • Display a photographic identification card when visiting the sites. • Be proactive to mitigate the impact of construction works at the sites. • The Client may prepare a number of in-house produced newsletters/flyers for distribution by the RLO. The Contractor and RLO may be required to contribute to articles. • Identify any problems experienced by residents during the works and assist in resolving such issues as quickly as possible. • Effectively assist in processing any claims made against the Contractor and provide reports to the Contract Administrator at predetermined timescales, until conclusion. • Set up and maintain procedures and a database to deal with and record all complaints or enquiries and respond within target times. Keep record observations on site matters raised by residents. Maintain a record of actions taken to address the concerns and make available for inspection when requested. • Confirm all appointments in writing and keep records on site. Maintain a record of any broken appointments, together with reasons.			
3.15	Asbestos			

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Section 3 : General Conditions			AMENDED CONTRACT RATE	
3.15.1	In the event of any substance being identified as being asbestos, or if any doubt exists as to the nature of a substance within the existing premises, then the Contractor is to stop work immediately and carry out immediate measures to prevent access to the substance and prevent the spread of such a material. The Contract Administrator shall be immediately informed, and the Contractor shall await further instructions/identification.			
3.15.2	Where asbestos removal works are required, this must be undertaken in strict accordance with the Control of Asbestos Regulations 2012 and all associated codes of practice. The work must be undertaken by suitably qualified operatives who have received the relevant training in accordance with HSE guidelines for licensed and non-licensed removal works.			
3.16	Protection			
3.16.1	The contractor's attention is drawn to the fact that the building will remain in occupation for the duration of the works. They are to take all steps necessary to ensure that the building users and the public are efficiently protected against injury or shock.			
3.16.2	Barriers and warning tapes or similar are to be provided to scaffolds, cradles and towers.			
3.16.3	Ladders shall be padded to prevent damage to exterior and interior of the buildings and window cills. All damage carried out shall be made good by the contractor at his own expense.			
3.16.4	Where materials are stored overnight or left in cradles (i.e. tins of paint) these items should be securely located within the Contractors compound. When not in use, ensure all paint containers have lids on and are sealed to avoid spillage.			
3.16.5	No surplus or defective paint or other liquids shall be disposed of by pouring down gullies, WC's, sinks etc, but shall be carted away from site with any surplus materials etc.			
3.17	Scaffolding			
3.17.1	The contractor is to allow for sufficient access to the buildings in order to carry out the works in accordance with current health and safety legislation.		£	441,680.68
3.17.2	The contractor will allow for access to the building by building users throughout the contract period. Entrances will be suitably protected with scaffold fans etc. with double boarding over entrance and access ways in accordance with clauses 3.16, 3.17 and 3.18 below.			
3.18	Erection of Scaffold			
3.18.1	The Contractor shall be responsible for design of the scaffolding required to execute the contract works and shall include for all design fees and structural engineer fees in connection with approval of the design. The scaffolding design submission and subsequent approval shall be issued to the Contract Administrator as evidence prior to the scaffold being erected.			
3.18.2	Provide and erect tubular scaffolding in accordance with BS EN 12811-1:2003 to the full required height of the building as necessary to provide a satisfactory working platform for the full and proper execution of the works, and inspection by the Contract Administrator.			
3.18.3	The scaffold must be designed and constructed without the use of raking props unless otherwise agreed by the Contract Administrator.			
3.18.4	The Contractor should allow for tying the scaffold to the main structure with the use of HILTI, or other proprietary anchors.			
3.18.5	The contractor is to ensure all scaffold operatives wear harnesses when working above 2 metres whilst erecting and dismantling the scaffold.			
3.18.6	The contractor is to allow to provide all necessary fans and other temporary protection to ensure the complete safety of the building occupiers and public at large during the works. Also to include toe boards to the inner face of the scaffold over window openings as well as the external faces and weld mesh infill panels etc.			

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3.18.7	All poles at ground floor level are to be painted white or red and white sleeves to be provided and the contractor is to provide PIR sensor lighting whilst the site is not manned and is to ensure complete coverage of the building perimeter and external doors.			
3.18.8	The scaffold is to be erected so as not to obstruct any door or window openings or inhibit the progress of the works and is to include for the provision, installation, adaptation, maintenance and removal of any necessary electric hoists, ladders, staging, double board fan over door openings, tarpaulins, tools and other plant, mechanical or otherwise which may be considered necessary for the proper execution of the works.			
3.18.9	The Contractor shall take down and safely store at the conclusion of each days work, all ladders used in connection with the works and shall render scaffolding, plant etc. inaccessible to unauthorised persons during non-working hours.			
3.18.10	Contractor to ensure adequate protection is provided to ground floor to ensure no unauthorised access is gained to the scaffold, or below the scaffold, by residents, visitors or the general public.			
3.18.11	The Contractor is to provide adequate sheeting and boarding to the scaffold to prevent the risk of dirt and debris falling to areas below.			
3.18.12	Suitable debris netting is to be installed to the scaffolding in accordance with BS 8093 and BS 7955. Netting to be provided to all elevations, and Monoflex below each lift to prevent dirt and debris falling to areas below.			
3.18.13	The Contractor is to ensure that all scaffold poles are cut back neatly and safely and are kept behind the netting and contained within the boundary lines of the building.			
3.18.14	There is the possibility that the Client's day-to-day maintenance staff may be visiting the site to undertake minor repairs to the building, as problems arise. The principal Contractor shall be aware of this, and is to allow the day-to-day maintenance Contractor reasonable access to the scaffold, under this contract, where repairs become necessary. The maintenance Contractor should be made aware of all site specific RAMS and attend a full induction if working in the Main Contractor's designated areas, to allow for full compliance with the CDM Regulations 2015 and a sound, proper audit trail.			
3.19	Scaffold Alarms			
3.19.1	Provide and install scaffold alarm to entire scaffold. Sensors are to be located on the scaffold to create a harmless volumetric beam detection zone, to ensure that any intruder entering the zone immediately sets off the alarm. Alarm to be taken back to a central monitoring station to alert a nominated key holder (Contractor).			
3.19.2	Sensors to be operated by a mains powered console with sensors integrated to ensure that when the system is suspended during working hours, a tamper system is active which triggers the alarm if cables are cut, disconnected or the console interfered with.			
3.19.3	Scaffold alarm to have its own back-up power supply. Scaffold alarm to be provided by Panthera Group Services (telephone: 0845 165 1234) or other equal and approved.			
3.20	Striking of Scaffold			
3.20.1	The Contractor is to strike the scaffold upon completion as directed and clear away from site. All surfaces are to be made good upon completion of the works to match existing. All damaged bricks are to be repaired using full bricks to match the existing (coloured mortar repairs or otherwise will not be acceptable).			
3.20.2	Reinstate all paths, paving, planted areas, turfing, etc. affected by the erection of the scaffold to the satisfaction of the Contract Administrator upon completion to match existing.			
3.21	Site Administration, Security and Storage			

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Section 3 : General Conditions				AMENDED CONTRACT RATE
3.21.1	The Contractor shall allow for all portable and temporary administration and storage facilities together with those washing and toilet requirements for welfare as detailed in the preliminaries section of this document and in conjunction with the Pre Construction Information and Construction Phase Plan. These shall be located in consultation with the Contract Administrator. All approvals and costs related to those in accordance with the Local Authority and other statutory requirements shall be deemed included. The Contractor shall be held responsible for the maintaining of any such facilities in a satisfactory condition, including their security.			
3.21.2	The contractor is referred to Section 1, clause PM_60_10_83/10 and PM_60_10_83/60 in respect of water, electricity and lighting for the Works.			
3.21.3	The Contractor is deemed to have included for securing all goods and belongings and therefore claims for loss and expense due to theft or loss of materials or plant will not be considered.			
3.21.4	The Contractor is to ensure that all stored materials and/or rubbish deriving from the work do not interfere with any entrances or exits. Under no circumstances will it be permitted to store any materials outside any pre agreed compound area. The location of the compound area shall be agreed with the Contract Administrator and Client in consideration with the Pre-Construction Information.			
3.21.5	Materials/equipment must not be left so as to cause trip hazards for residents or visitors. At no point are any materials, tools or plant to be left unattended and they are to be stored securely overnight within a locked area inside the Contractor's compound.			
3.21.6	The Contractor is to make due allowance and be diligent in executing the works to maintain the security of the premises and the security and safe well-being of residents, visitors and others who may be visiting, living or working at the sites.			
3.21.7	During works, at no point shall the security of the premises be compromised. At the end of each working day, the contractor shall ensure that all windows and doors are locked and that the property is secure.			
3.21.8	The Contractor is to ensure that operatives wear identification badges at all times on site. Should a complaint be issued, the complainant will be encouraged to state the number of the operative to whom the complaint is directed, and any necessary action can be taken, if necessary. In addition, site visitors are to be provided with high visibility tabards and identification badges. All other necessary protection will be deemed included as required by the Contractor to ensure safety on site.			
3.21.9	Where non-English speaking operatives are working on site, the Contractor is to ensure there is at least one English-speaking operative who is able to translate, in respect of each trade.			
3.22	Cleanliness			
3.22.1	The nature of the project means that the Contractor will be undertaking works in occupied premises, therefore, the contractor shall have care and consideration for the building, the users and their belongings and personal effects.			
3.22.2	The Contractor will ensure all items of furniture and items located or stored within the working areas are relocated prior to commencing with the window renewal works			
3.22.3	At the end of each working day, the Contractor is to ensure that the building is left in the condition and layout found, with no health and safety issues present. Furniture and any fixtures and fittings shall be reinstated as found. The Contractor is to ensure that each area is left in a habitable and clean condition.			
3.22.4	Generally, the Contractor is to clear all rubbish, debris, building materials and tools together with plant at the end of each working day.			
3.23	Management of the Works			

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Section 3 : General Conditions				AMENDED CONTRACT RATE
3.23.1	The Contractor shall devote very specific levels of personnel and supervisors in order to execute the project to the requirements and satisfaction of the Contract Administrator and Client and detailed within this schedule.			
3.23.2	The Contractor is to allow for a full time Site Manager. The Manager may work on the project, however, must be suitably experienced to discuss drawings, programme, variations, materials and labour. The Manager must also remain a constant point of contact throughout the project for all parties.			
3.23.3	The Contractor shall provide all adequate staff, together with permanent Site Foreman and Supervisors to coordinate the site labour.			
3.23.4	The Client reserves the right to request replacement of any member of the Contractor's Management Team, whereby a cause for their removal shall be given. Furthermore, the Contract Administrator reserves the right to request the removal of any individual or group of individuals from the site or management where due cause for their removal shall also be given. Any requests for claims for cost or time with regard to the above will not be entertained and all items and costs shall be deemed included.			
3.23.5	All site personnel including sub contractors, may be issued with security passes which must be worn at all times whilst working on site. Non-compliance with this condition will result in the non admittance or removal of individuals from site.			
3.23.6	The Contractor is to note that a high standard of workmanship will be expected. Therefore it will be the responsibility of the Contracts Manager/Site Agent to inspect all the works prior to the Contract Administrator's inspection. Where necessary, unsatisfactory work shall be reproduced at the Contractor's own expense.			
3.23.7	The Site Foreman must report to the Principal Contractor on a regular basis to inform and discuss issues and programming.			
3.24	Builder's Work			
3.24.1	Allow for all builder's work, including chasing masonry walls, plaster, floor screeds, cutting and forming holes through walls and floors etc., and subsequent making good, including re-plastering etc., and everything necessary for the proper execution of the works leaving ready for decorations to the satisfaction of the Contract Administrator.			
3.25	Parking, Deliveries and Security			
3.25.1	The Contractor shall make all allowances for the safe storage of all materials and plant delivered to site for the execution of the works.			
3.25.2	The Contractor is deemed to include for securing all goods and belongings and therefore any loss will not be the subject of any additional claims.			
3.25.3	The Contractor is to make due allowance and be diligent in executing the works to maintain the security of the buildings and the security and safe well-being of others who may be visiting the properties.			
3.25.4	Parking may be permitted on site, however, it is very limited and must be discussed and agreed with the Client in advance. For pricing purposes, the Contractor is to assume there are no parking provisions on site and is to locate an alternative means of parking for operatives and will allow for all associated costs thereto.			
3.25.5	Whilst the works are being carried out, all adjacent areas should be properly protected by providing all temporary protection e.g. the construction of temporary hoarding/screens/Heras fencing to segregate resident's, visitor's and the general public from the working areas.			
3.26	Health & Safety Implications			
3.26.1	The Contractors attention is particularly drawn to the contents of the Pre-Construction Information for this project. The CDM Principal Designer is Baily Garner LLP.			

Industrial Dwellings Society Whole estate improvement works at Stepney Green Court, Navarino Mansions and Mocatta House				
Section 3 : General Conditions				AMENDED CONTRACT RATE
3.26.2	Provide a visitor's book and ensure all visitors to the site sign and date. This is to include representatives from the Client, Contract Administrator, Quality Control Inspector, Building Control, Planning Department, Highways, Public Health, Statutory Bodies and the like.			
3.26.3	Provide an A4 size site diary, divided into one full page per day. Comments and/or observations from the client or Contract Administrator will be noted within the site diary and raised by the Contract Administrator at subsequent site meetings.			
3.26.4	The Contractor shall note this project is notifiable to the HSE. The information provided within the Pre-Construction Information is to be taken into consideration when programming and planning the works and associated costs inclusive within the tender price.			
3.26.5	The Contractor shall be responsible for providing a Construction Phase Health & Safety Plan inclusive of risk assessments and method statements (RAMS) and this is to be checked and agreed with the Principal Designer (PD).			
3.26.6	Provide all suitable safety and security signs for distribution around the site during the course of the works.			
3.27	Programme			
3.27.1	The Contractor shall provide the Contract Administrator with a project specific programme, detailing lead in times, site set up periods and site activities, throughout the contract period.			
3.27.2	Make all due allowance for changes in site set up and access during the course of works and out of sequence working to facilitate working methods and approaches to achieve the completion date.			
3.27.3	It is anticipated that the contractor will work within multiple properties simultaneously in order to minimise the duration of the programme and to bring the project to completion within the programme.			
3.27.4	The Contractor is required to include in his price for work to be carried out to multiple properties simultaneously, and this will need to be reflected in the Contractors programme.			
3.28	Meetings			
3.28.1	The Contractor shall allow for attending, and where appropriate, organise all meetings necessary to comply with the requirements of this Specification as detailed within the relevant preliminaries section of this document.			
3.28.2	Regular progress meetings will be held where the Contracts Manager and Site Manager will be requested as a minimum to attend and consult with the Contract Administrator and Client.			
3.29	Out of Hours Emergencies			
3.29.1	The Contractor is to present an Out of Hours Emergency Procedure to the Contract Administrator for approval. This is to include emergency contact telephone numbers for use at all times that the site is not staffed. This procedure is to operate for the entire period of the works on site.			
3.30	Licenses			
3.30.1	Where necessary, the Contractor shall be responsible for obtaining all necessary permissions from the Local Authority where plant/materials, scaffolding or any other such items, shall be required to be located and stored or works undertaken.			
3.30.2	Any license or bill of fare will be deemed the responsibility of the Principal Contractor and all costs associated shall be included in the tender submission.			
3.31	Making Good			
3.31.1	Make good any damage caused by the Contractors works to services, buildings, structures and services to the Contract Administrator's satisfaction. This relates to all the above items mentioned within the specification and includes items where they have been removed, replaced or reinstated.			
3.32	Quality Check and Site Clearance			

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Section 3 : General Conditions			AMENDED CONTRACT RATE	
3.32.1	Allow to check the finished works for quality, ensuring that no hard surfaces or structures have any play in them, that there are no nails or screws proud (unless otherwise specified) of any material and there are no trip hazards.			
3.32.2	The Contractor shall remove all rubbish or rubble at their expense and clear tools and equipment from the site so that it is clean, safe and tidy.			
3.33	Practical Completion and Handover			
3.33.1	Four weeks prior to the anticipated practical completion date, the Principal Contractor must provide the following documentation and issue to the Contract Administrator: • O&M Manual in accordance with the relevant sections of this Specification. The contractor shall provide confirmation that all relevant information has been submitted to the PD for inclusion within the Health & Safety File, otherwise this may result in delay to the certified date of Practical Completion. • Building Regulations Completion certificate where necessary. • All guarantees, warranties, commissioning and completion certificates in relation to products and systems installed. • Where electrical items have had to be re-sited, or set aside and refitted as part of the Works, electrical installation certificates shall be provided. The Client will require confirmation that the tests prescribed in the current IEE wiring regulations have been carried out and the results recorded. • Certificates/consignment notes for waste disposal in relation to materials removed from site. • Those elements that comply with Secured by Design requirements. In this respect, the contractor shall supply certificates and Approved Design number, if applicable.			
3.33.2	Practical Completion will not be certified in the absence any of the above-mentioned items are not provided and no claims will be considered in this respect.			
		TOTAL	£	738,799.47

SECTION 4

Schedule of Works – Rev A

Industrial Dwellings Society Whole estate improvement works at Stepney Green Court, Navarino Mansions and Mocatta House				
Section 4: Schedule of Works - Rev A				AMENDED CONTRACT RATE
4.1	General			
4.1.1	This Schedule of Works is to read in conjunction with the Preliminaries, Materials and Workmanship, and General Conditions, as described in Sections 1, 2 and 3 the Specification, as well as any associated Appendices thereto. Any discrepancies should be reported to the Contract Administrator as soon as possible at time of tendering.			
4.2	Description of The Works			
4.2.1	The works will primarily comprise of the full replacement of the existing pitched roof coverings, windows and doors. Repairs and redecoration to the external building fabric will also be required as well as fire stopping, fire compartmentation and redecorations to internal communal areas. A summary of all works elements included is as follows: • Full replacement of pitched roof coverings to mansard roofs • Full replacement of flat roof coverings above stairwells • Full replacement of all windows including new double glazed, timber sliding sash windows to flats as well as double glazed, timber casement and tilt & turn screens to communal stairwells (Contractor's Design Portion) • Full replacement of all doors including new timber doorsets to all communal entrances (Contractor's Design Portion) • Installation of new AOV's to communal stairwells (Contractor's Design Portion) • Overhaul and repairs to existing rainwater goods • Part replacement of metal railings to external window cills • Concrete and stone repairs • Brickwork repairs, repointing and cleaning • Redecoration of all previously painted surfaces externally • Fire Stopping and Fire Compartmentation Works to internal communal areas and roof void (Contractor Design Portion) • Plaster repairs and full redecoration internally to all communal areas with fire rated coatings • New floor finishes to internal communal areas • Replacement of Door Entry System (Contractor Design Portion) • Works to the Boiler House – Renewal of flat roof coverings, external entrance doorset and external fabric repairs. • Works to the Laundry Room, Community Hall and Bin Stores – Various External and Internal Works			
4.3	Contractor's Design Portion (CDP)			
4.3.1	The Contractor shall have design responsibility for various elements of the contract works. The Client's requirements in relation to these items are defined throughout this Section (4) of The Specification of Works.			
4.3.2	Allow for all associated design fees as required for the Contractor's Design Portion as follows:			
	i. High Level Access (as per Section 4, clause 4.6)		£	2,543.48
	ii. Window and Door Replacements (as per Section 4, clause 4.9)		£	1,878.50
	iii. New AOV's to stairwells (as per Section 4, clause 4.10)		£	3,256.69
	iv. New Door Entry System (as per Section 4, clause 4.12)		£	967.85
4.4	Building Regulations Approval			
4.4.1	The Contractor shall be responsible for obtaining Building Regulations approval for all of the contract works where required.		£	1,961.21
4.4.2	Where compliance with The Building Regulations can be evidenced via a competent person self-certification scheme, provide all 3 rd party certification on completion of the works. All documentation is to be presented prior to Practical Completion and included within the O&M Manual. Practical Completion will not be issued in the absence of this documentation.			
4.4.3	For any works not covered under the competent person self-certification scheme, Building Regulations approval is to be obtained via the appointment of a registered building control approver (Approved Inspector). Allow for any associated costs and fees thereto. All documentation is to be presented prior to Practical Completion and included within the O&M Manual. Practical Completion will not be issued in the absence of this documentation.			
4.5	Asbestos			
4.5.1	Before commencing any works on site, a suitably qualified UKAS accredited consultant is to be appointed to undertake an asbestos refurbishment and demolition survey to all external and internal areas affected by the contract works in accordance with Section 2, clause Ac_15_40/120. The Contractor shall provide the Contract Administrator with a copy of the subsequent report and await further instruction on how to proceed.		£	2,918.72

Industrial Dwellings Society Whole estate improvement works at Stepney Green Court, Navarino Mansions and Mocatta House				
Section 4: Schedule of Works - Rev A				AMENDED CONTRACT RATE
4.5.2	Where the presence of ACM's is confirmed and the Contract Administrator instructs for these to be removed, a UKAS accredited asbestos contractor shall be appointed to undertake safe removal in strict accordance with The Control of Asbestos Regulations 2012 and all associated codes of practice. The work must be undertaken by suitably qualified operatives who have received the relevant training in accordance with HSE guidelines for licensed and non-licensed removal works.			
4.5.3	The Contractor will also be responsible for submitting any required notifications to the HSE prior to commencing with the removal works.			
4.5.4	Allow a provisional sum of £75,000 for the safe removal of any Asbestos Containing Materials in accordance with the above. To be expended as directed by the Contract Administrator.	Prov.	£	75,000.00
4.6	High Level Access – (Contractor's Design Portion)			
4.6.1	The contractor shall design, supply and install any required access provisions as required to enable full execution of the contract works. This shall be inclusive of access provisions for inspecting and undertaking works at roof level inclusive of all leadwork detailing, brickwork repairs to chimneys and parapet walls as well as any adaptations required to accommodate the contract works.			
4.6.2	Access provisions for high level works are to be priced against this clause (4.6.2) but shall comply with the requirements as outlined in Section 3, clause 3.14 – 3.17. Allow for any adaptations that are required as a result of the sequencing of the contracts works.			
4.6.3	Include for the appointment of a structural engineer who shall be responsible for the review and sign off of the scaffold design. The structural engineer shall undertake all strength and stability calculations as required to verify that the scaffolding has been adequately designed.		£	940.56
4.7	Cables and Cameras Externally Mounted			
4.7.1	Where required to facilitate scaffold erection, include for all necessary protection or temporary relocation of existing live cable installations and maintain throughout the course of the works. Allow for the temporary re-siting of all existing CCTV cameras onto the external scaffolding. The proposed positioning of CCTV cameras is to be agreed with the Client in the advance of any works commencing. The Contractor shall appoint a specialist contractor to undertake a condition survey of the existing installation to establish its current condition and functionality prior to the commencement of works in order to identify any pre-existing damage or faults.		£	978.19
4.7.2	On completion of the specified works, allow to re-site and reconnect all cables and CCTV cameras in original locations. Cables to be securely fixed at a minimum of 2m centre intervals, and ensure all services are in full working order at completion of the works.		£	1,236.60
4.7.3	Allow a provisional sum of £15,000 for undertaking any required remedial works to the existing installation. To be expended as directed by the CA.	Prov.	£	1,362.87
4.7.4	Redundant Cabling			
4.8.1	The Contractor shall appoint a qualified NICEIC contractor to undertake a track and trace survey and test all exposed cabling to both the external facades and the internal communal areas to identify any dead or redundant cabling. Submit a report to the CA clearly detailing any redundant cabling identified, following which the CA will issue instruction to proceed with removal based on the following provisional quantities: i. Allow provisionally for the removal of 1000 lm of redundant cabling to internal communal areas. ii. Allow provisionally for the removal of 3000 lm of redundant cabling to external areas.		£	1,088.46
		1000 lm	£	1,280.00
		3000 lm	£	3,840.00
4.8.2	The above costs shall include for unclipping any associated cables such as to the perimeter of windows and external doors, or where they pass through the structure, to be cut off back to their source. Live cables, such as those supplying satellite dishes, aerials or extract fans are to be retained and rerouted as necessary by the Contractor.			
4.9	Window and Door Replacements – (Contractor's Design Portion)			
	Generally			
4.9.1	The Contractor shall be responsible for undertaking the design, supply and installation of the new windows and doors in accordance with the approved planning drawings included within Appendix C, and the relevant materials and workmanship clauses detailed within Section 2.			
4.9.2	The window and door schedule drawings within Appendix C are provided for indicative purposes only. It shall be the responsibility of the contractor for checking all dimensions on site and no responsibility for errors in these dimensions will be accepted by the Contract Administrator.			

Industrial Dwellings Society Whole estate improvement works at Stepney Green Court, Navarino Mansions and Mocatta House				
Section 4: Schedule of Works - Rev A				AMENDED CONTRACT RATE
4.9.3	The Contractor shall liaise with their selected window and door manufacturer/installer and will submit a full set of working drawings covering the entire contract for the approval and comment of the Contract Administrator. The drawings are to include full details of replacement units, cill, jam and head details etc., for each window/door type. The drawings shall be of a scale of at least 1:20, with details at a scale of at least 1:5.			
4.9.4	The Contractor is to allow for completing a full sample installation to 1 no. residential flat as well as to 1 no. fixed screen to a communal stairwell and shall invite the Contract Administrator and Client to inspect the completed works. The purpose of this sample installation is to identify any potential issues/challenges associated with the installations at an early stage and to agree on the required standard of finishing. The contractor shall allow appropriate time and resource within the delivery programme for the approval of window details and the mock up unit as per Section 2, clause SS_25_30_95/505.			
4.9.5	Whilst there are no planning conditions within the decision notice requiring formal discharge, it is the Client's intention to invite the assigned planning officer/conservation officer to site to review and comment on the sample window installations. The Contractor shall allow for a 6-week period within their programme to accommodate this process and shall not proceed with the ordering or installation of any further windows or doors within this period.			
4.9.6	The Contractor is to ensure that the operation of removing the existing windows and subsequent installation of replacement units is carried out in a single working day and that the building is left secure at the end of each working day. Once an existing window has been removed, the Contractor will ensure that supervision is present at all times until the new window unit has been installed and the property is left secure.			
4.9.7	The pricing of window and door renewals is to include for hacking off plaster to the perimeter of window and external door reveals where necessary to facilitate the removal of the existing window and door units. Where the walls have been dry lined, allow to cut back as necessary to allow for the removal of existing and subsequent installation of new window and door units, allowing to reinstate substrate and finishes as existing.			
4.9.8	Where plaster repairs are required to window reveals, these are to be undertaken as Section 2, clause Ss_32_46_65_55. Apply decorative treatments upon completion to new plaster or dry lining in a finish and texture to match existing as best as possible, taking to nearest arris or intersection. The Contractor is to include for any such costs within the tender prices submitted against clause 4.9.20 below.			
4.9.9	In is expected that there will be a number of unforeseen internal remedial or enabling works required to flats to facilitate the window replacement works. To account for this, price for associated remedial works based on the following provisional quantities:			
	i. Temporarily remove kitchen base unit and reinstate on completion of the window replacement works.	115 No	£	12,921.40
	ii. Temporarily disconnect radiator and reinstate on completion of the window replacement works.	230 No	£	15,713.60
	iii. Allow for a total of 1500m2 of additional plaster repairs in isolated areas to individual dwellings not covered under clause 4.10.6 or 4.10.7 above in accordance with Section 2, clause Ss_32_46_65_55.	1150 m²	£	29,624.00
4.9.10	Allow a provisional sum of £40,000 for any other unforeseen remedial or enabling works required internally to flats.		£	40,000.00
4.9.11	Include for the supply and installation of any internal timber joinery required such as timber linings, architraves, mouldings, cill nosings and window boards to match the existing installations. The Contractor is to include for any such costs within the tender prices submitted against clause 4.9.20 below.			
4.9.12	Include for the supply and installation of perimeter cover profile (architrave) between new window/door frames and adjacent plaster work to cover any damage left by the removal of the existing units. Supply and neatly pipe in mastic sealant to perimeter of new window or door frames both internally and externally. The Contractor is to include for any such costs within the tender prices submitted against clause 4.9.20 below.			
4.9.13	The Contractor is to provide a minimum 10 year insurance backed materials and workmanship guarantee for the new window and door installations covering the decorative finish, glazing units, hardware and weather seals.			
	Stripping Out			
4.9.14	Prior to commencing with the strip out works, allow for removing all blinds, curtains etc and for reinstating upon completion of the works. Contractor to offer residents the option of securely storing all items within the contractor's compound for the duration of the works. Include for any necessary temporary storage, protection and labelling to ensure all items are returned and fitted to the correct location.		£	1,309.84

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4.9.15	Where present, the Contractor shall remove and dispose of any secondary glazed units from site prior to undertaking the window removal works as well as the subsequent making good of any internal wall finishes to match existing adjacent finishes. Allow provisionally for the removal and disposal of 115 No. secondary glazing units and the associated making good works. Where secondary glazing units are identified, the Contractor shall obtain photographic evidence and submit to the Contract Administrator to enable instruction to be issued against this provisional sum.	115 No	£	5,250.90
4.9.16	Undertake full strip out and disposal of all existing windows and doors in accordance with Section 2, clause Ac_10_10_25/120, including the removal of all existing window frames, sub-frames, cills, mastic, window boards as well as any skips required for disposal of waste arising from the works. Each window shall be carefully removed as to minimize the damage to the fabric of the building and existing finishes.		£	26,127.19
4.9.17	Allow for removing and disposing of any redundant fittings/fixings such as ties or screws securing the units to the structure. Built in ties or straps that cannot be removed from the structure without causing severe damage, where exposed, are to be cut back and prepared and painted with two coats of cold galvanising solution prior to installation of new window or external door units			
4.9.18	The making good of any damage caused as a result of the works will be the responsibility of the contractor, as is the making good of all finishes both internally and externally upon completion of the works. Internal finishes are to match existing adjacent surfaces. The Contractor is to include for any such costs within the tender prices submitted against clause 4.9.20 of this Section.			
	Schedule of Window and Door Replacements			
4.9.19	The Contractor shall be responsible for undertaking the design, supply and installation of the new windows and doors in accordance with the approved planning drawings included within Appendix C, and associated materials and workmanship clauses detailed within Section 2, clauses Ss_25_30_95_26 (for windows) and Ss_25_30_20_22 (for doors).			
4.9.20	The Contractor is to price for these works based upon the window types included within drawing P07 and the quantities listed below:			
	i. Window Type A	248 No	£	593,777.34
	ii. Window Type B	168 No	£	169,369.29
	iii. Window Type C	156 No	£	312,145.28
	iv. Window Type D	1 No	£	6,069.09
	v. Door Type E	7 No	£	47,202.16
	vi. Door Type F	6 No	£	15,344.83
	vii. Door Type G	7 No	£	14,092.22
	viii. Door Type H	1 No	£	3,535.20
	ix. Window Type I	24 No	£	116,436.46
	x. Window Type J	5 No	£	12,341.16
	xi. Window Type K	2 No	£	4,936.47
	xii. Window Type L	21 No	£	47,675.46
	xiii. Door Type M	6 No	£	38,987.62
	xiv. Window Type N	7 No	£	40,215.20
	xv. Window Type O	4 No	£	8,080.68
	xvi. Window Type P	20 No	£	40,411.67
	xvii. Window Type Q	120 No	£	276,566.72
	xviii. Window Type R	1 No	£	4,976.83
	xix. Window Type S	4 No	£	7,511.20
4.9.21	Allow a provisional sum of £20,000 for undertaking overhaul and repairs to existing Velux rooflights. To be expended as directed by the CA.	Prov.	£	20,000.00
4.10	Automatic Opening Vents – (Contractor's Design Portion)			
4.10.1	A number of the residential blocks already benefit from an existing AOV to the top of the stairwell, however, it is anticipated that in order to comply with Part B of The Building Regulations, new AOV's will be required to a number of the stairwells.			
4.10.2	The Contractor shall appoint a suitably qualified Fire Engineer to undertake an assessment of the existing smoke ventilation provisions to the communal stairwells of each residential block and to advise on any remedial actions required to comply with the requirements of Part B of The Building Regulations		£	790.07
4.10.3	Provisionally allow for the design, supply and installation of 2 no. outward opening, bottom hung Automatic Opening Vents (AOV's) to the top floor of each communal staircase, designed in accordance with BS EN 12101.			
4.10.4	AOV's to be sited at as high a level as is practicable on the top storey of the stairwells, providing a total minimum free area of 1m2. The specific location of the AOV will be agreed following the receipt of the recommendations of the Fire Engineer. For the purpose of tendering, allow for incorporation of the AOV units within the new communal window screens to be installed to the top storey level of Blocks A – G.			

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4.10.5	The AOV's to the top storey level of each building shall be configured to open when smoke is detected anywhere in the staircase enclosure. This will require the provision of suitable automatic fire detection (smoke detection) throughout the common areas and will include the provision within the stairway landing areas at all storey levels (lower ground – 6th floor level) of blocks A – G. All systems shall be designed to comply with BS EN 12101			
4.10.6	New AOV's will be CE marked and must be wired back to the fire alarm interface by a suitably qualified part P electrician. Upon completion, provide all associated product and installation certification to confirm compliance with Building Regulations. Include for all electrical wiring adaptations, chasing of masonry walls and making good of any disturbed surfaces.			
4.10.7	The Contractor is to submit costs for the design, supply and installation of the new AOV's and associated detection systems on a block-by-block basis as follows:			
	i. Block A		£	13,848.71
	ii. Block B		£	13,848.71
	iii. Block C		£	13,848.71
	iv. Block D		£	13,848.71
	v. Block E		£	13,848.71
	vi. Block F		£	13,848.71
	vii. Block G		£	13,848.71
4.11	Extract Fans			
4.11.1	Where the existing extract fans to kitchens and bathrooms are located within the windows, the intention is to replace these and install a new fan within the external wall. Within the initial property survey, the Contractor shall visit each property to determine where this is feasible and shall provide a photographic schedule to demonstrate where the fans can be relocated on the external wall. Schedule to be presented to the Contract Administrator for instruction in accordance with the provisional quantities and costs detailed above on a pro-rata basis.			
4.11.2	The Contractor is to provide prices for the renewal of extract fans based upon provisional quantities contained in the descriptions below.			
4.11.3	Supply and install new extract fan to glazing panel within kitchen window. Fan to be supplied by Vent-Axia or equal and approved with a minimum extraction rate of 60 litres per second. Price is to include for any necessary PVC mini-trunking required, any adaptations to the electrical installation and the provision of third-party certification on completion to evidence compliance with Part P of The Building Regulations	115 No	£	26,322.35
4.11.4	Supply and install new extract fan to glazing panel within bathroom window. Fan to be supplied by Vent-Axia or equal and approved with a minimum extraction rate of 15 litres per second. Price is to include for any necessary PVC mini trunking required, any adaptations to the electrical installation and the provision of third-party certification on completion to evidence compliance with Part P of The Building Regulations.	115 No	£	26,929.55
4.11.5	Price for the extra over cost of relocating extract fan position to an external wall, allowing for all associated builders work such as core drilling through the external wall.	115 No	£	6,541.20
4.12	Door Entry System – (Contractor's Design Portion)			
4.12.1	In strict accordance with the performance specification provided in Appendix D, the Contractor is to engage a specialist door entry supplier/installer to design, supply and install a replacement PAC 512 compliant controlled access system and remove and discard the existing system in its entirety.			
4.12.2	The design and installation shall be sequenced to ensure the existing system remains operational until switched over. Upon switch over and full removal of the existing system (including wiring, containment and components i.e. call panels), all service penetrations shall be fire-stopped with Rockwool 'Firepro Intumescent Sealant' or equal and approved fire rated intumescent mastic. Evidence of conformity to be provided should the Contractor deviate from the specified product.			
4.12.3	The Contractor shall conduct an assessment of the existing electrical supply to door entry system and provide commentary to the client team confirming its suitability.			
4.12.4	The access control points should be designed and installed as per the existing to ensure that the security strategy remains the same albeit with replacement call panels, fob control, wiring and containment etc. Existing containment shall not be utilised.			
4.12.5	Where an emergency exit door is controlled by the door entry system, a clearly identified exit push to exit, shall be provided in addition to the systems normal push to exit. The system shall include a fail safe to over-ride the system and still provide emergency egress in the event of power failure.			
4.12.6	As detailed in Appendix D, mag locks should be heavy duty, Secured by Design and having a holding force of 1500 kg.			

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4.12.7	The replacement call panels and access control points generally should be as per existing in respect of design and layout. Examples of the products intended to be installed are to be presented to the client for prior approval. The locations of the access control points are also to be as per the existing.		
4.12.8	The Contractor's bid is also to include for full replacement of the existing handsets within each of the resident apartments, with a like for like equivalent which is to be presented to the client for prior approval.		
4.12.9	Where alternate routes are proposed, the Contractors bid is deemed to include for all BWIC and where compartments are penetrated the Contractor is to include for undertaking fire stopping by a suitably qualified fire stopping contractor. 3 rd party certification to be provided upon completion of any such fire stopping works.		
4.12.10	The Contractors attention should also be drawn to the replacement- doorsets specified in Section 4, the Contractors bid is deemed to include for full integration with the new doorsets included the provision of recessed magnetic locks which function with the new door entry system.		
4.12.11	The Contractor shall give consideration to the phasing-in procedure for the new system and ensuring that the existing system remains operational during installation of the new system, and the change over is managed effectively to reduce any operational down time.		
4.12.12	All electrical installations generally are to be designed and installed by a 'Competent Person' under the 'Competent Persons Register' in order to provide Building Control self-certification to the relevant Approved Document. This includes, but is not limited to, companies registered under the following: NICEIC, NAPIT and Besca.		
4.12.13	Each property shall be provided with three fobs and these shall be programmed by the Contractor.		
4.12.14	The Contractor is to submit costs for installation of the new door entry system for each residential block as follows:		
	i. Block A	£	4,343.86
	ii. Block B	£	4,078.25
	iii. Block C	£	4,511.72
	iv. Block D	£	4,343.86
	v. Block E	£	4,078.25
	vi. Block F	£	4,511.72
	vii. Block G	£	5,926.84
4.13	Replacement of Pitched Roof Coverings		
4.13.1	The works are to include the full replacement of the pitched roof coverings to the residential blocks and are to be priced in accordance with the Redland Specification included within Appendix E. Pricing shall be submitted on a block-by-block basis in accordance with the below schedule.		
4.13.2	Following erection of scaffolding, the Contractor shall invite the manufacturer to site to review and verify the contents of the Redland Specification within Appendix E. Any changes or variations deemed required by the manufacturer, along with any associated cost and/or time implications shall be confirmed in writing to the Contract Administrator. The Contractor shall allow sufficient time within their programme to facilitate this process and shall not commence the roof replacement works until concluded.		
4.13.3	The Client is willing to consider equal and approved systems from alternative manufacturer's, however, for the purposes of tendering all pricing shall be in accordance with the specified Redland system.		
4.13.4	The Contractor shall provide a min. 15-year insurance backed guarantee from the manufacturer covering all materials and workmanship for the new installation.		
	Zone 1 - Upper Mansard Roof		
4.13.5	The upper mansard roofs are to be replaced with new Redland 49 concrete tile coverings in accordance with the Redland specification within Appendix E. Allow for stripping and disposing of existing coverings and the supply and installation of all new roof coverings as detailed in the Redland Specification.		
4.13.6	Include for the removal of all existing leadwork, and the supply and installation of new leadwork soakers, step and apron flashings, saddles, slates and leadwork valleys/gutters. All new leadwork to be installed in accordance with Section 2, clauses Ss_25_60_50_48 and Ss_30_75_50_45.		
4.13.7	Pricing to be submitted on a block-by-block basis as follows:		
	i. Block A	£	56,026.09
	ii. Block B	£	56,026.09
	iii. Block C	£	56,026.09
	iv. Block D	£	58,895.59
	v. Block E	£	58,895.59
	vi. Block F	£	58,895.59
	vii. Block G	£	89,811.59
	Zone 2 - Lower Mansard Roof		

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4.13.8	The lower mansard roofs are to be replaced with new Redland Cambrian Slate coverings in accordance with the Redland specification within Appendix E. Allow for stripping and disposing of existing coverings and the supply and installation of all new roof coverings as detailed in the Redland Specification.			
4.13.9	Include for the removal of all existing leadwork, and the supply and installation of new leadwork soakers, step and apron flashings, saddles, slates and leadwork valleys/gutters. All new leadwork to be installed in accordance with Section 2, clauses Ss_25_60_50_48 and Ss_30_75_50_45.			
4.13.10	Pricing to be submitted on a block-by-block basis as follows:			
	i. Block A		£	15,580.51
	ii. Block B		£	15,580.51
	iii. Block C		£	15,580.51
	iv. Block D		£	16,495.14
	v. Block E		£	16,495.14
	vi. Block F		£	16,495.14
	vii. Block G		£	29,604.15
4.14	Replacement of Flat Roof Coverings			
4.14.1	The contractor is to allow for fully stripping and disposing of all existing flat roof coverings to residential blocks and subsequent supply/installation of new TA-20 W flat roofing system by Langley Waterproofing Systems in accordance with Section 2, Clause Ss_30_40_30_72. New covering to provide minimum u-value of 0.15 W/m2K			
	i. Block A		£	3,943.16
	ii. Block B		£	3,943.16
	iii. Block C		£	3,943.16
	iv. Block D		£	3,943.16
	v. Block E		£	3,943.16
	vi. Block F		£	3,943.16
	vii. Block G		£	6,407.64
4.14.2	The Contractor shall provide a min. 20-year insurance backed guarantee from the manufacturer/installer covering all materials and workmanship for the new installation.			
4.14.3	Allow a provisional sum of £35,000 for deck repairs following strip up of existing flat roof coverings. To be expended as directed by the CA.	Prov.	£	35,000.00
4.15	Dormer Window Surrounds			
4.15.1	The existing dormer window surrounds are believed to comprise a moulded tin surround with a decorative finish. The condition of these surrounds is currently unknown and as such, the required repairs will need to be ascertained following erection of the scaffolding.			
4.15.2	Allow a provisional sum of £100,000 for insulating and undertaking any necessary repairs required to dormer window surrounds. To be expended as directed by the Contract Administrator.	Prov.	£	100,000.00
4.16	Waterproof Overlay to Box Gutters and Balconies			
4.16.1	Supply and install waterproof overlay system to all existing metal box gutters at roof level and external balconies utilising Bauder LiquiTEC Roof/Terrace – LiquiDEK System or equal and approved. Product literature included within Appendix F. Costs to be submitted in accordance with the following:			
4.16.2	To all gutters: Supply and overlay with Bauder LiquiTEC			
	i. Block A		£	6,185.26
	ii. Block B		£	6,185.26
	iii. Block C		£	6,185.26
	iv. Block D		£	7,241.28
	v. Block E		£	7,241.28
	vi. Block F		£	7,241.28
	vii. Block G		£	14,029.98
4.16.3	To all balconies: Supply and overlay with Bauder LiquiTEC			
	i. Block A		£	6,660.29
	ii. Block B		£	6,660.29
	iii. Block C		£	6,660.29
	iv. Block D		£	6,660.29
	v. Block E		£	6,660.29
	vi. Block F		£	6,660.29
	vii. Block G		£	7,400.32
4.17	Repair and overhaul of Rainwater Goods			
4.17.1	Undertake full overhaul of all existing rainwater goods inclusive of cleaning out existing gutters and hoppers, rodding all downpipes and for re-making/sealing all joints to the full installation.			

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4.17.2	The contractor shall also allow for the following repairs on a provisional basis. All replacement parts shall be in cast iron to match the existing installation. i. Replace section of gutter. ii. Replace section of downpipe. iii. Renew downpipe or gutter bracket. iv. Renew running outlet, angled section, union joint or stop end to gutter. v. Renew hopper. vi. Renew shoe, bend, offset or rodding eye to downpipes.		50 lm 60 lm 80 No 50 No 10 No 30 No	£ £ £ £ £ £ 5,894.00 4,933.80 5,739.20 3,797.50 978.80 3,207.60
4.17.3	Once the scaffolding has been erected, the Contractor is to mark up and provide the Contract Administrator with a full schedule of proposed repairs to the rainwater goods and invite the Contract Administrator to site to inspect and approve.			
4.17.4	The above provisional quantities will be adjusted and instructed on a pro rata basis. The Contractor shall not proceed with these works until instruction is issued by the Contract Administrator.			
4.17.5	NOTE: the decoration of all rainwater goods should be priced for against clause 4.19 of this specification.			
4.18	Concrete and Stone Repairs and Cill Replacements			
4.18.1	Following erection of the scaffold, the contractor shall appoint a specialist concrete repair contractor to undertake a full survey of all concrete and stone areas in accordance with Section 2, clause Ss_15_30_17/605. The survey shall be undertaken with full photographic evidence utilising a cloud based data system, such as Fieldview (or equal approved by CA) to schedule out each repair. The Contractor will issue a proposed repair schedule for approval by the Contract Administrator and will await further instruction before proceeding with works.			
4.18.2	The Contractor is to provide prices for undertaking concrete repairs based upon provisional quantities contained in the descriptions below. All repairs to be undertaken in accordance with Section 2, clause Ss_15_30_17_12 and any associated manufacturer's instructions. Price to include for cutting away and repairing any spalled, loose or cracked concrete and/or stone, preparation of surfaces to receive repair mortar, preparation and/or replacement of any steel reinforcement, as well as disposing of any waste arising from the works. Concrete repair mortar to be used shall be Sika Monotop 612 (datasheet located in appendix E) or equal and approved.			
4.18.3	Typically, there are two different types of cills to the buildings as well as decorative coping stone at roof level and the prices provided shall be based upon undertaking repairs and/or replacement based on the following split:-			
4.18.4	Cill Type A – Ornate Concrete / Stone Cill			
	i. Cill Type A – Sika minor concrete repair (up to 10mm depth), area 0.1 – 0.5m².	250 No	£	21,720.00
	ii. Cill Type A – Sika minor concrete repair (up to 10mm depth), area 0.5 – 0.99m².	150 No	£	14,764.50
	iii. Cill Type A – Sika minor concrete repair (up to 10mm depth), area exceeding 1.0m².	50 m²	£	9,643.50
	iv. Cill Type A – Sika deep concrete repair (exceeding 10mm depth), area 0.1 – 0.5m².	150 No	£	8,884.50
	v. Cill Type A – Sika deep concrete repair (exceeding 10mm depth), area 0.5 – 0.99m².	100 No	£	7,923.00
	vi. Cill Type A – Sika deep concrete repair (exceeding 10mm depth), area exceeding 1.0m².	40 m²	£	9,157.20
	vii. Cill Type A – Cut and form throating drip to existing cill.	200 No	£	6,974.00
	viii. Cill Type A – Reform damaged cill to match the existing contours and aesthetics. To include breaking out loose, spalled areas back to sound substate and install resin fixed reinforcement bars with perpendicular bars tied into place and repair mortar applied around the new reinforcement bars. Scribing tool and track to be utilised to apply repair mortar in 2-20mm increments, to ensure material is pliable enough to form the required contours utilising scribing tool to follow the track and mimic the contours of the existing cill.	400 lm	£	19,168.00
	ix. Cill Type A – Replace defective concrete cill. Include for removal and disposal of existing cill, supply and installation of new pre-cast concrete cill to match existing and any making good required to adjacent surfaces disturbed as a result of the works.	200 lm	£	15,678.00
4.18.5	Cill Type B – Square Concrete Cill			
	i. Cill Type B – Sika minor concrete repair (up to 10mm depth), area 0.1 – 0.5m².	100 No	£	7,251.00
	ii. Cill Type B – Sika minor concrete repair (up to 10mm depth), area 0.5 – 0.99m².	50 No	£	4,638.50
	iii. Cill Type B – Sika minor concrete repair (up to 10mm depth), area exceeding 1.0m².	30 m²	£	5,198.70
	iv. Cill Type B – Sika deep concrete repair (exceeding 10mm depth), area 0.1 – 0.5m².	80 No	£	6,713.60

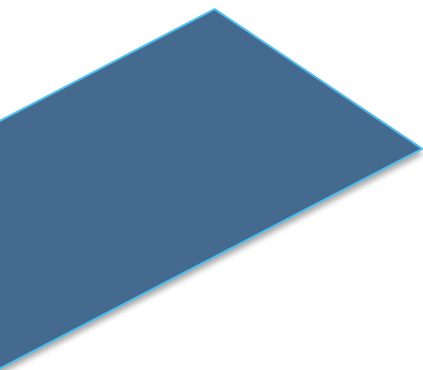
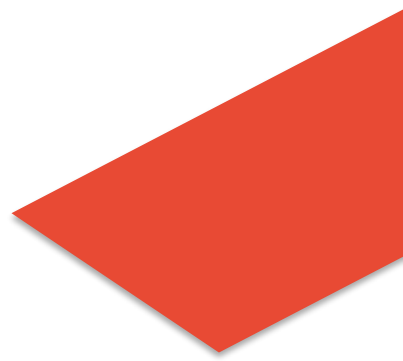
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	v. Cill Type B – Sika deep concrete repair (exceeding 10mm depth), area 0.5 – 0.99m².	25 No	£	2,580.25
	vi. Cill Type B – Sika deep concrete repair (exceeding 10mm depth), area exceeding 1.0m².	10 m²	£	2,167.30
	vii. Cill Type B – Cut and form throating drip to existing cill.	160 No	£	4,788.80
	viii. Cill Type B – Reform damaged concrete cill.	160 lm	£	13,412.80
	ix. Cill Type B – Replace defective concrete cill. Include for removal and disposal of existing cill, supply and installation of new pre-cast concrete cill to match existing, priming of concrete ready to receive new decorations and any making good required to adjacent surfaces disturbed as a result of the works.	160 lm	£	23,169.60
4.18.6	The Contractor is also to provide prices for undertaking repairs to copings at roof level based upon provisional quantities contained in the descriptions below. All repairs to be undertaken in accordance with Section 2, clause Ss_15_30_17_12 and any associated manufacturer's instructions. Price to include for cutting away and repairing any spalled, loose or cracked concrete and/or stone, preparation of surfaces to receive repair mortar, preparation and/or replacement of any steel reinforcement, as well as disposing of any waste arising from the works. Concrete repair mortar to be used shall be Sika Monotop 612 (datasheet located in appendix E) or equal and approved.			
4.18.7	i. Lift and re-bed coping stone	150 No	£	5,973.00
4.18.8	ii. Reform damaged coping stone to parapet wall	250 No	£	13,480.00
4.18.9	iii. Reform damaged decorative coping stone end detail to parapet wall	150 No	£	11,532.00
4.18.10	The Contractor shall obtain instruction from the Contract Administrator prior to proceeding with any concrete/stone repairs. The above provisional quantities will be adjusted on a pro rata basis via instruction by the Contract Administrator.			
4.19	Brickwork Repairs			
4.19.1	Once the scaffolding has been erected, the Contractor is to mark up and provide the Contract Administrator with a full schedule of proposed brickwork repairs and invite the Contract Administrator to site to inspect and approve. The survey will also include the brickwork areas to the boiler house, laundry room, community hall and bin stores as identified on drawing No. P02.			
4.19.2	The Contractor is to provide prices for brickwork repairs based upon provisional quantities contained in the descriptions below. All repairs to be undertaken in accordance with Section 2, clause Ss_15_30_50_50 and any associated manufacturer's instructions. Price to include cutting out any defective brickwork units or pointing, preparation of surfaces to receive new brickwork/mortar and the disposal of any waste arising from the works.			
	i. Undertake cleaning to heavily stained facing brickwork with bespoke cleaner and jet wash. Price to include application of specialist brick cleaning solution for areas which are heavily stained.	750 m²	£	5,625.00
	ii. Rake out existing defective brickwork pointing and re-point to match existing (lm).	1500 lm	£	18,690.00
	iii. Rake out existing defective brickwork pointing and re-point to match existing (m2).	1500 m²	£	67,170.00
	iv. Cut out defective/spalled brick and renew to match existing.	2000 No	£	44,720.00
	v. Cut out defective/spalled terracotta brick detail to decorative arch and renew to match existing.	500 No	£	16,095.00
	vi. Install Helifix Helical Reinforcement Bar to crack in brickwork in accordance with manufacturer's instructions.	300 No	£	37,134.00
	vii. Rake out existing defective brickwork flaunching and re-point to match existing (lm) – <30mm Wide	700 lm	£	8,792.00
	viii. Rake out existing defective brickwork flaunching and re-point to match existing (lm) – 30mm - 50mm Wide	250 lm	£	3,920.00
	ix. Rake out existing defective brickwork flaunching and re-point to match existing (lm) – 50mm - 100mm Wide	400 lm	£	7,972.00
4.19.3	The Contractor shall obtain instruction from the Contract Administrator prior to proceeding with any brickwork repairs. The above provisional quantities will be adjusted on a pro rata basis via instruction by the Contract Administrator.			
4.20	Replacement/Repairs of Metal Railings			
4.20.1	Allow provisionally for the supply and installation of new decorative metal window cill railings to window types A and C to match existing. Price to include for all mechanical fixings required to secure new railings to brickwork in accordance with manufacturer's instructions. All railings to be factory finished in black gloss. Allow for making good any damage caused to brickwork or stone cills as a result of the installation.			
4.20.2	In order to replicate the decorative design of the existing railings, it will be necessary for the manufacturer to create a 'template' and the contractor shall allow for all associated costs thereto.		£	74.26
4.20.3	The supply and installation of new railings shall be priced on a provisional basis in accordance with the window types and quantities below:			
	i. 225mm high x 900mm wide (for window type A).	50 No	£	12,446.00

Industrial Dwellings Society Whole estate improvement works at Stepney Green Court, Navarino Mansions and Mocatta House					
Section 4: Schedule of Works - Rev A				AMENDED CONTRACT RATE	
4.20.4	ii. 225mm high x 725mm wide (for window types C). The Contractor shall obtain instruction from the Contract Administrator prior to proceeding with any works to the metal railings. The above provisional quantities will be adjusted on a pro rata basis via instruction by the Contract Administrator.	50 No	£	13,211.00	
4.21	External Decorations				
4.21.1	Allow for complete external decorations to be carried out to all <u>previously painted</u> surfaces in accordance with the following schedule:				
4.21.2	Masonry and Render: Redecorate with 2 No. coats of Dulux Trade Weathershield Smooth Masonry paint, allowing for all preparatory works in accordance with manufacturer's instructions and all materials and workmanship clauses as Section 2, 'Ss_40_90_60_95 Type A (External)'.				
	i. Block A		£	1,580.31	
	ii. Block B		£	1,690.56	
	iii. Block C		£	1,617.06	
	iv. Block D		£	1,708.94	
	v. Block E		£	1,764.06	
	vi. Block F		£	1,598.68	
	vii. Block G		£	1,764.06	
4.21.3	Concrete and stonework: Redecorate with 2 No. coats of Dulux Trade Weathershield Exterior High Gloss inclusive of spot priming to bare metal with Dulux Trade Metal Primer, allowing for all preparatory works in accordance with manufacturer's instructions and all materials and workmanship clauses as Section 2, 'Ss_40_90_60_95 Type A (External)'.				
	i. Block A		£	757.63	
	ii. Block B		£	804.25	
	iii. Block C		£	801.19	
	iv. Block D		£	780.40	
	v. Block E		£	783.97	
	vi. Block F		£	801.19	
	vii. Block G		£	905.28	
4.21.4	Dormer Window Surrounds: Redecorate by spot priming, bringing forward and applying 1 No. full undercoat using Crown Trade Protective Coatings High Build Rust Inhibiting Metal Primer Undercoat, followed by 1 No. coat of Crown Trade Protective Coatings High Performance Gloss for Metal. Allow for all preparatory works in accordance with manufacturer's instructions and all materials and workmanship clauses as Section 2, 'Ss_40_90_60_80 Type B (Dormers)'.				
	i. Block A		£	537.82	
	ii. Block B		£	572.55	
	iii. Block C		£	595.36	
	iv. Block D		£	591.67	
	v. Block E		£	582.55	
	vi. Block F		£	572.71	
	vii. Block G		£	618.36	
4.21.5	Soil & Vent Pipes and all Rainwater Goods: Redecorate with 2 No. coats of Dulux Trade Weathershield Exterior High Gloss inclusive of spot priming to bare metal with Dulux Trade Metal Primer. Allow for all preparatory works in accordance with manufacturer's instructions and all materials and workmanship clauses as Section 2, 'Ss_40_90_60_95 Type A (External)'.				
	i. Block A		£	796.97	
	ii. Block B		£	791.88	
	iii. Block C		£	792.31	
	iv. Block D		£	778.91	
	v. Block E		£	785.40	
	vi. Block F		£	793.40	
	vii. Block G		£	890.98	
4.21.6	All Metal Railings: Redecorate with 1 No. coat of Crown Trade PX3 All Purpose Primer, 1 No. coat of Crown Trade Protective Coatings High Build Rust Inhibiting Metal Primer Undercoat and 2 No. coats of Crown Trade Protective Coatings High Performance Gloss for Metal. Allow for all preparatory works in accordance with manufacturer's instructions and all materials and workmanship clauses as Section 2, 'Ss_40_90_60_80 Type A (Railings)'. Include for removal and disposal of any Ivy growth.				
	i. Block A		£	2,742.57	
	ii. Block B		£	2,695.28	
	iii. Block C		£	2,671.64	
	iv. Block D		£	2,908.07	
	v. Block E		£	2,860.78	
	vi. Block F		£	2,837.14	
	vii. Block G				

Industrial Dwellings Society Whole estate improvement works at Stepney Green Court, Navarino Mansions and Mocatta House				
Section 4: Schedule of Works - Rev A			AMENDED CONTRACT RATE	
4.21.7	NOTE: The paint system for the external railings has been selected in anticipation of them containing lead paint. The Contractor shall liaise with the specified paint manufacturer at tender stage to confirm the methodology to be adopted for safely undertaking the works (i.e. wet abrading) and will include for all associated costings thereto. Methodology to be incorporated within CPP and issued to the CDM PD for comment prior to commencing works.			
4.22	Repairs To Boundary Railings			
4.22.1	The contractor is to allow the provisional sum of £30,000 for repairs to the boundary railings to be expended as directed by the Contract Administrator.	Prov.	£	30,000.00
4.23	Internal Plaster Repairs			
4.23.1	Provisionally allow for undertaking 250 m² of plaster repairs to internal communal walls and ceilings.	250 m²	£	8,807.50
4.23.2	The Contractor shall undertake a survey of all existing finishes to identify any detached, soft, friable or cracked areas of existing plaster and will mark up these areas on site. Provide a schedule of proposed repairs to the Contractor Administrator and invite to site to review/approve.		£	123.76
4.23.3	All works to be completed in accordance with Section 2, clause Ss_32_46_65_55 inclusive of hacking off and disposal of defective plaster, preparation of substrate to receive new plaster finishes, application of bonding coat and finishing coat, all finished ready to receive new decorative finishes. All works to be completed in accordance with manufacturer's instructions.			
4.24	Fire Stopping and Fire Compartmentation Works			
4.24.1	Appoint a suitably qualified passive fire protection specialist to undertake a fire compartmentation survey to include all internal communal areas and the roof void to advise and provide recommendations on any compliance issues and associated remedial action required. The appointed specialist will have a min. level 2 award in passive fire protection from a recognised body such as the Association for Specialist Fire Protection (ASFP).		£	1,267.29
4.24.2	Allow a provisional sum of £325,000 for undertaking works to rectify any identified fire compartmentation issues. To be expended as directed by the Contract Administrator.		£	325,000.00
4.25	Internal Decorations			
4.25.1	Following the completion of all plaster repairs, the contractor is to prepare and redecorate all internal walls, ceilings, timber joinery and metalwork to communal areas. This will be inclusive of all storage cupboards and intake rooms. Works to price in accordance with the following schedule:			
4.25.2	Internal Walls and Ceilings: To all areas, spot prime bare surfaces with Crown Trade Timinox Bonding Primer and apply 1 No. full coat of Crown Trade Timinox Upgrade Basecoat. Apply 2 No. coats of Crown Trade Timinox Acrylic Eggshell to walls and 2 No. coats of Crown Trade Timinox Vinyl Matt to ceilings. Wall finish to be eggshell and ceilings to be matt. RAL colour to be confirmed following consultation with residents by the Client. Allow for all preparatory works in accordance with manufacturer's instructions and all materials and workmanship clauses as Section 2, 'Ss_40_90_60_95 Type B (Internal Walls, Ceilings and Timber Joinery)'.			
	i. Block A		£	13,957.74
	ii. Block B		£	13,834.88
	iii. Block C		£	14,031.46
	iv. Block D		£	14,080.61
	v. Block E		£	14,203.48
	vi. Block F		£	13,933.17
	vii. Block G		£	14,572.08
4.25.3	Timber Joinery: Redecorate with 1 No. coat of Crown Trade PX4 All Purpose Primer and 2 No. coats of Crown Trade Fastflow Quick Dry Gloss. Allow for all preparatory works in accordance with manufacturer's instructions and all materials and workmanship clauses as Section 2, 'Ss_40_90_60_95 Type B (Internal Walls, Ceilings and Timber Joinery)'.			
	i. Block A		£	1,274.83
	ii. Block B		£	1,966.61
	iii. Block C		£	1,313.55
	iv. Block D		£	1,265.24
	v. Block E		£	1,292.69
	vi. Block F		£	1,299.78
	vii. Block G		£	1,682.46
4.25.4	Internal Railings: Redecorate with 1 No. coat of Crown Trade PX3 All Purpose Primer, 1 No. coat of Crown Trade Protective Coatings High Build Rust Inhibiting Metal Primer Undercoat and 2 No. coats of Crown Trade Protective Coatings High Performance Gloss for Metal. Allow for all preparatory works in accordance with manufacturer's instructions and all materials and workmanship clauses as Section 2, 'Ss_40_90_60_80 Type A (Railings)'.			
	i. Block A		£	2,079.99

Industrial Dwellings Society					
Whole estate improvement works at Stepney Green Court, Navarino Mansions and Mocatta House					
Section 4: Schedule of Works - Rev A				AMENDED CONTRACT RATE	
	ii. Block B			£	2,023.78
	iii. Block C			£	1,855.13
	iv. Block D			£	2,079.99
	v. Block E			£	2,136.21
	vi. Block F			£	1,995.67
	vii. Block G			£	2,023.78
4.25.5	NOTE: The paint system for the internal railings has been selected in anticipation of them containing lead paint. The Contractor shall liaise with the specified paint manufacturer at tender stage to confirm the methodology to be adopted for safely undertaking the works (i.e. wet abrading) and will include for all associated costings thereto. Methodology to be incorporated within CPP and issued to the CDM PD for comment prior to commencing works.				
4.26	Floor Coverings				
	Strip up and dispose of all existing floor coverings to internal communal areas and supply/install new sheet vinyl flooring throughout. New flooring to comprise of Polyflor Polysafe Quattro or equal and approved. Allow for preparation of substrate to receive new finishes, application of latex self-levelling screed throughout, provision of threshold strips and aluminium stair nosing's all in accordance with Section 2, clause Ss_30_42_72_72. Costs to be submitted on a block-by-block basis in accordance with the below:				
	i. Block A			£	19,421.82
	ii. Block B			£	20,083.26
	iii. Block C			£	19,886.99
	iv. Block D			£	19,421.82
	v. Block E			£	20,083.26
	vi. Block F			£	19,886.99
	vii. Block G			£	19,118.58
4.27	Works to Boiler House				
4.27.1	The contractor is to allow for fully stripping and disposing of all existing flat roof coverings to Boiler House and subsequent supply/installation of new TA-20 C flat roofing system by Langley Waterproofing Systems in accordance with Section 2, Clause Ss_30_40_30_70.				£ 21,372.64
4.27.2	The Contractor shall provide a min. 20-year insurance backed guarantee from the manufacturer/installer covering all materials and workmanship for the new installation.				
4.27.3	Allow a provisional sum of £5,000 for deck repairs following strip up of existing flat roof coverings. To be expended as directed by the CA.				Prov. £ 5,000.00
4.27.4	Strip out and dispose of existing timber entrance doorset and frame. Supply and install new steel doorset and frame by Latham's Steel Security Doorsets or equal and approved. Pre finished in black powder coating in black. Allow for all ancillary items, accessories and hardware as outlined in materials and workmanship Section 2, clause Ss_25_30_20_25.				£ 6,721.79
4.27.5	Undertake cleaning to all facing brickwork with bespoke cleaner and jet wash. Price to include application of specialist brick cleaning solution for areas which are heavily stained.				£ 1,043.73
4.27.6	Allow to rake out and fully re-point all existing facing brickwork to match existing as per Section 2, clause Ss_15_30_50_50.				£ 2,734.49
4.27.7	Allow provisionally for cutting out 150 no. defective/spalled bricks and renew to match existing as per Section 2, clause Ss_15_30_50_50.				150 No £ 3,723.00
4.28	Works to Laundry Room, Community Hall and Bin Stores				
4.28.1	Allow a provisional sum of £125,000 for undertaking external and internal refurbishment works to the Laundry Room, Community Hall and Bin Stores as identified on drawing No. P02 in Appendix C. Full scope of works to be confirmed by Client following appointment of Contractor.				£ 125,000.00
TOTAL				£	4,351,931.98

MAIN SUMMARY



Industrial Dwellings Society

Stepney Green Court – Major Works Programme

Main Summary

From Section No 1. Preliminaries

From Section No.2. Materials and Workmanship

From Section No 3. General Conditions

£738, 799 .47

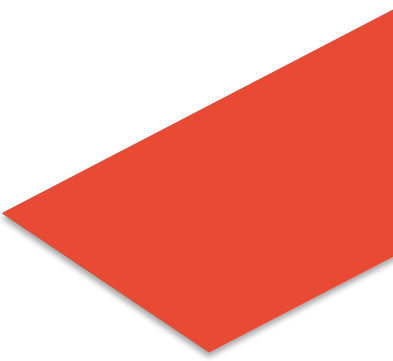
From Section No.4. Schedule of Works – REV A

£4,351,931 .98

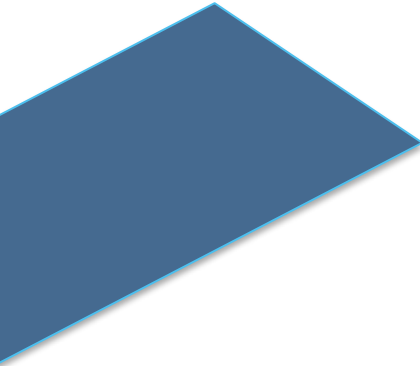
Total

£5,090,731 .45

APPENDIX A



Designers Risk Assessment



DESIGNER'S RISK ASSESSMENT

Designer: Baily Garner LLP – Chris Jones				Project: Stepney Green Court – Major Works Programme							
Job No.: 34315				Date: 11/03/2025							
				Risk Rating					Residual Risk		
Ref No	Activity /Element	Potential Hazards	Population at Risk	L	S	R	Action at Design Stage	Control Options (Contractors)	L	S	R
1.0	Working at Height										
1.1	Working at height for high level works to building fabric including removal and installation of new roof coverings and windows.	Falls from height. Objects falling from height.	Operatives, Residents and Visitors.	3	3	9	Work at height unavoidable.	Provision of guarded working platforms. Use of ladders/step ladders to be avoided. Provision of PPE and warning notices. All staff to have adequate training for working at height including all necessary RAMS and PPE. Engage competent operatives. Appropriate signage. Ensure scaffold operatives are clipped in during scaffold erection and strike. Contractor to set out proposals for pedestrian management within site logistics plan and specification for scaffolding within Section 3 of the specification requires debris netting and monoflex sheeting to mitigate risk of falling debris.	1	3	3
1.2	Access to the roof to undertake /inspect the works	Falling from height	Operatives	2	3	6	Contractor operatives and visitors.	Use of scaffolds, towers and all access equipment to be regularly inspected by suitably qualified individuals for safety. All site staff to be suitably trained in the use of access equipment where applicable.	1	3	3
2.0	Slips, Trips & Falls										
2.1	All work activities	Slippery access routes following rainfall	Operatives, Residents and Visitors.	2	2	4	No external works to take place during rainfall around thoroughfares. General site safety to be applied and prevent overcrowding in tight spaces	Contractor to set out proposals for pedestrian management within site logistics plan.	1	2	2
2.2	Containment of working areas	People accessing the works	Operatives, Residents and Visitors.	2	3	6	Ensure site enclosures are adequate to prevent access by public and to contain operational works. Scaffold alarms to be fitted as detailed in specification.	Method Statements.	1	1	1
2.3	Works activities generally.	Access to the roofs will be via scaffolding which may become slippery when wet.	Operatives	2	3	6	Use of scaffolding is unavoidable.	The contractor is to take care when wet, and ensure the surfaces are inspected prior to the commencement of works. Appropriate PPE, toolbox talks and site inductions.	1	3	3

Key:

Probability: 1, 2, 3
 = L Likelihood (Low, Medium, High)
 = S Severity (Low, Medium, High)
 = R Risk (Likelihood x Severity)

Designer: Baily Garner LLP – Chris Jones				Project: Stepney Green Court – Major Works Programme							
Job No.: 34315				Date: 11/03/2025							
				Risk Rating							Residual Risk
Ref No	Activity /Element	Potential Hazards	Population at Risk	L	S	R	Action at Design Stage	Control Options (Contractors)	L	S	R
3.0	Collision/Entrapment/Collapse										
3.1	Demolition/dismantling and moving the existing and new window/door units around site	Possible entrapment under heavy window units.	Operatives, Residents and Visitors.	2	3	6	Works are unavoidable.	All staff to have adequate training including all necessary RAMS and PPE. Work area to be kept free of non-essential site staff. Barrier off working areas where possible to mitigate risk to residents, staff and visitors. Suggest scaffold to be designed with hoist for vertical transport of windows.	1	2	2
3.2	Site works with various trades.	Work trades working simultaneously	Operatives	2	1	2	Ensure the programme of work and construction phase plan is regularly updated and that the critical path takes into consideration trades.	Site induction and walk around, toolbox talks. Method statements and risk assessments to be regularly updated. Correct PPE to be worn at all times.	1	1	1
3.3	Vehicle collisions / access and egress from site	Injury to persons or damage of property.	Operatives, Residents and Visitors.	2	3	6	Clearly identify vehicle permitted areas, ensure vehicle roads and pathways are highlighted.	Supervision to be provided when lorries/heavy goods vehicles are delivering to and operating around the site. Contractor to submit traffic management plan within construction phase plan. Contractor to liaise with refuse collection provider to ensure deliveries are coordinated to avoid busy times.	1	2	2
4.0	Manual and Mechanical Handling										
4.1	Moving and relocating large quantities of materials including roof materials, windows, doors, railings, bricks, rainwater goods.	Injury to persons and damage to property.	Operatives, visitors and Residents.	2	2	4	Allow to use mechanical equipment instead of labour where possible.	Site induction. Tool box talk and provision of PPE. Ensure the amount of trips and deliveries are minimised. Engage competent operatives with the right qualifications. Utilise mechanical hoist for moving of materials to/from high level.	1	2	2
4.2	Access equipment.	Lifting large access equipment platforms.	Operatives	2	1	2	Relocating access platforms is unavoidable.	Provision of PPE and warning notices. Provision of Manual Handling training. Site induction and toolbox talks.	1	1	1
4.3	Roof renewal works, window renewals and replacement of metal railings.	Lifting large materials to be installed at high level.	Operatives	2	2	4	Ensure adequate access and lifting equipment is specified.	Provision of PPE and warning notices. Provision of Manual Handling training. Site induction and toolbox talks.	1	2	2
5.0	Fire										
5.1	New Langley flat roofing applied via torch on.	Risk of fire	Operatives, visitors and Residents.	2	3	6	N/A	Ensure operatives engaged in work are suitably qualified and experienced to be undertaking the works.	0	0	0

Key:

Probability: 1, 2, 3
 = L Likelihood (Low, Medium, High)
 = S Severity (Low, Medium, High)
 = R Risk (Likelihood x Severity)

Designer: Baily Garner LLP – Chris Jones				Project: Stepney Green Court – Major Works Programme							
Job No.: 34315				Date: 11/03/2025							
				Risk Rating						Residual Risk	
Ref No	Activity /Element	Potential Hazards	Population at Risk	L	S	R	Action at Design Stage	Control Options (Contractors)	L	S	R
								Method statements and risk assessments to be regularly updated.			
6.0	Electrocution										
6.1	Alteration to existing services during works and supply/install of new door entry system, AOV's and smoke detection system.	Electrocution	Operatives, residents and visitors.	1	3	3	Works unavoidable.	Review design and plans to identify any instances where works require repositioning of existing services. Ensure appropriately qualified operatives are undertaking works. As works being undertaken in occupied premises, ensure appropriate signage is displayed in working areas and maintain supervision until area is made safe.	1	1	1
7.0	Dust / Fumes										
7.1	Brickwork repairs, stripping out of existing roof coverings, windows and doors.	Inhalation of dust particles	Operatives, Resident's and Visitors.	2	2	4	Works unavoidable.	Provision of PPE, Toolbox Talks and Site inductions. Dust protection, ventilation and extraction. Method statements required from contractor at tender stage.	1	2	2
8.0	Noise / Vibration										
8.1	Noise from brickwork and concrete repairs	Contractor Noise/ Disruption	Operatives, Resident's Visitors and general public.	1	2	2	Working hours limited in specification in accordance with local authority rules.	Method Statement	1	1	1
8.2	Breaking out existing elements to be renewed	Various conditions brought on by vibrations i.e. white-finger	Operatives	2	2	4	Works unavoidable.	Method statement and toolbox talks. General site safety to be applied and all suitable PPE to be worn. Regular breaks while using equipment.	1	1	1
9.0	Site Location Hazards										
9.1	Access and egress	Works taking place on an occupied residential site, risk of movement of deliveries, plant etc	Operatives, Resident's and Visitors.	2	2	4	Works unavoidable.	Site Induction and Toolbox Talks. Correct signage and resident liaison. Where possible separate access routes for residents and operatives.	1	1	1

Key:

Probability: 1, 2, 3
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Designer: Baily Garner LLP – Chris Jones				Project: Stepney Green Court – Major Works Programme							
Job No.: 34315				Date: 11/03/2025							
				Risk Rating					Residual Risk		
Ref No	Activity /Element	Potential Hazards	Population at Risk	L	S	R	Action at Design Stage	Control Options (Contractors)	L	S	R
9.2	Storage of materials and tools	Tripping	Operatives, Resident's and Visitors.	1	2	2	Specific areas for storage to be agreed.	Storage to be in a secure and designated area or brought to site each day.	1	1	1
9.3	Tools and materials left in public areas	Tripping	Operatives, Resident's and Visitors.	1	2	2	Contractors informed to keep all public thoroughfares clear and free from plant, tools and materials	Method Statement/Site monitoring	1	1	1
10.0	Hazardous Materials										
10.1	ACM's may be present and disturbed as a result of works.	Exposure to disturbed ACM's	Operatives, Resident's and Visitors.	2	2	4	Ensure asbestos register is provided to contractor. Asbestos R&D survey included in specification.	Liaise with Asbestos Consultant for surveys and survey information. All removal works to be undertaken by suitably qualified specialist in accordance with Control of Asbestos Regulations 2012 and HSE guidelines for working with licensed and non-licensed asbestos.	1	2	2
10.2	Lead Paint believed to be present to metalwork railings	Lead paint exposure	Operatives, Resident's and Visitors	2	2	4	Specification developed to include decorative paint systems which accommodate working with lead paint.	Main contractor to consider methodology of works when developing RAMS and seek advice from paint manufacturer with respect to safely executing the work. Engage competent operatives. Toolbox Talks and suitable PPE.	1	2	2
10.3	Adhesives/ mastic/ paints/ chemicals	Skin irritation/ inhalation/ ingestion	Operatives	1	2	2	Ventilated areas/ gloves/ breathing masks	Comply with COSHH	1	1	1
11.0	Cuts & Abrasions										
11.1	Blades & scrapers.	Cuts and abrasions.	Operatives.	1	3	3	Works unavoidable.	Engage competent operatives/ Suitable PPE to be worn at all times/ Method statement/ site monitoring	1	1	1
11.2	Materials arrive on site in packaging	Risk of cuts when unpacking items.	Operatives	1	1	1	Works unavoidable.	Engage competent operatives. Toolbox Talks and suitable PPE.	1	1	1
11.3	Fixing materials used on site	Use of nails, screws, silicone etc.	Operatives	2	1	2	Works unavoidable.	Engage competent operatives. Toolbox Talks and suitable PPE.	1	1	1

Key:

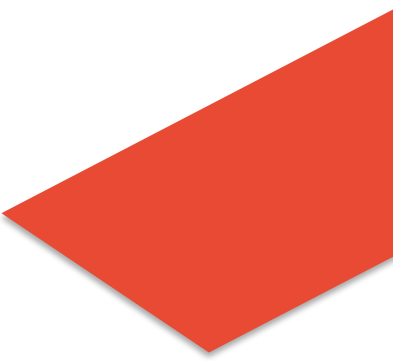
Probability: 1, 2, 3
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 = S Severity (Low, Medium, High)
 = R Risk (Likelihood x Severity)

Designer: Baily Garner LLP – Chris Jones				Project: Stepney Green Court – Major Works Programme							
Job No.: 34315				Date: 11/03/2025							
				Risk Rating					Residual Risk		
Ref No	Activity /Element	Potential Hazards	Population at Risk	L	S	R	Action at Design Stage	Control Options (Contractors)	L	S	R
11.4	Removal of existing windows and doors and installation of new.	Broken glass	Operatives, Resident's and Visitors	1	2	2	Works unavoidable.	Method Statement and suitable PPE. Ensure any broken glass is cleaned up immediately.	1	1	1
11.5	Cutting roofing materials	Injury caused by manual tasks,	Operatives	2	2	4	The use of tools to undertake these works is unavoidable.	The contractor to provide appropriate training to the operatives to ensure correct use of all hand tools. PPE to be provided to all staff.	1	2	2

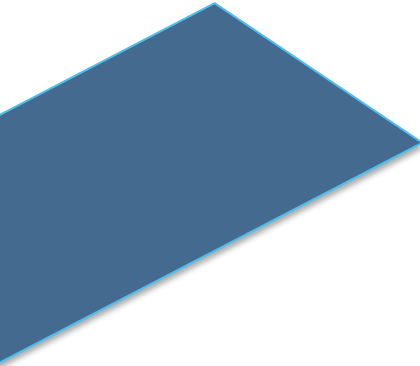
Key:

Probability: 1, 2, 3
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 = R Risk (Likelihood x Severity)

APPENDIX B



Pre-Construction Information Pack





Pre-Construction Information

Stepney Green Court - External Refurbishment Works

Replacement of existing windows, repairs and redecoration of the external building envelope

Prepared on behalf of

**Industrial Dwellings Society
1st Floor Anna House
214-218 High Road
London
N15 4NP**

**Job No: 34315
Date: March 2024**

Pre-Construction Information

Stepney Green Court - External Refurbishment Works

Prepared on behalf of
Industrial Dwellings Society
1st Floor Anna House
214-218 High Road
London
N15 4NP

Prepared By:

James Stannard AaPS TechIOSH

Authorised for Issue:

Sean Hall

Sean Hall (Sep 19, 2025 15:32:11 GMT+1)

For and on behalf of Baily Garner LLP

Sep 19, 2025

Version	Issue Date	Reason for Issue
1	07/03/2024	First Issue/Pre Tender

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1.0 Project details

1.1 Project description

1.1.1 The proposed works consist of the replacement of the existing timber single glazed windows, external redecorations and façade restoration works across the residential blocks.

1.1.2 Full details of the proposed scope of works are included in the Tender Pack.

1.2 Intended use of final structure/building

1.2.1 Multi tenanted residential building.

1.2.2 It is a legal requirement that the completed design for any workplace will take into account the requirements of Workplace (Health, Safety and Welfare) Regulations 1992.

1.3 Site address

1.3.1 Stepney Green Court, Rectory Square, London, E1 3NQ

1.4 Site location plan



1.4.1 Yellow outline - approximate site boundary

1.4.2 Blue outline – Blocks A-C

1.4.3 Green outline – Blocks D-F

1.4.4 Orange outline – Block G

1.4.5 Purple outline – Communal Building

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1.5 Key project dates

- 1.5.1 Start on site date: TBC
- Construction phase completion date: TBC
- Duration: TBC

Note: the dates/duration provided may be subject to change. Please refer to the Tender Pack for confirmation.

1.6 Extent and location of existing records and plans

Description	Location
All available, relevant documents and reports will be appended to the Tender Pack	

Pre Construction Information

Stepney Green Court - External Refurbishment Works

2.0 Project contacts

2.1 Client

Industrial Dwellings Society

Address: 1st Floor, Anna House, 214-218 High Road, London, N15 4NP

Contact: Kris Egan

Email: kegan@ids.org.uk

2.2 CDM-Principal Designer

Baily Garner LLP

Address: 146-148 Eltham Hill, London SE9 5DY

Contact: James Stannard

Email: james.stannard@bailygarner.co.uk

2.3 Fire Engineer

Tradeline Solutions

Address: Spectrum House, 2b Suttons Lanes, Hornchurch, RM12 6RJ

Contact: Nicky Hands

Email: nicky.hands@tradelinesolutions.co.uk

2.4 Contract Administrator

Baily Garner LLP

Address: 146-148 Eltham Hill, London SE9 5DY

Contact: Chris Jones

Email: chris.jones@bailygarner.co.uk

3.0 Client Considerations and Management Requirements

3.1 Planning and Managing the Construction Work (including safety goals)

- 3.1.1 The Principal Contractors Construction Phase Plan should provide project and site-specific details of how the project will be planned and managed from initial mobilisation to completion and handover to the Client.
- 3.1.2 The Construction Phase Plan should be appropriately reviewed, updated and revised from time to time so that it continues to be sufficient to ensure that construction work is carried out, so far as is reasonably practicable, without risks to health or safety.
- 3.1.3 Any major changes to the designed scheme including any required temporary works required must be communicated to the CDM-Principal Designer for consideration and consultation prior to those works taking place.
- 3.1.4 Safety goals for the project include monitoring any accidents or incidents including near misses with a goal of zero major/RIDDOR reportable incidents.

3.2 Communication and Liaison between the Client and others

- 3.2.1 The Construction Phase Plan should provide confirmation of the proposed scheduled site and design meetings included expected attendances.
- 3.2.2 All communication routes/paths/links should also be established and be clear and concise prior to any works commencing.

3.3 Security of the Site

- 3.3.1 All sites require measures to manage access across defined boundaries and steps to exclude unauthorised people. Full site-specific details of the proposed arrangements to be detailed in the Construction Phase Plan.
- 3.3.2 HSE publication: HSG 151 'Protecting the Public – Your Next Move' provides additional information for consideration.

3.4 Site Transport Arrangements

- 3.4.1 The construction site must be organised so that vehicles and pedestrians using site routes can move around safely and those routes need to be suitable for the persons or vehicles using them, in suitable positions and sufficient in number and size.
- 3.4.2 Any restrictions regarding vehicle access and movement on and to the site must be considered when planning and delivering the works and be fully detailed in the Principal Contractors Construction Phase/Traffic Management Plan.

3.5 Client 'Permit to Work' System

- 3.5.1 The Principal Contractor should adopt a Permit to Work system for any potentially hazardous works and the process should be detailed in the Construction Phase Plan.
- 3.5.2 When the Client has their own Permit to Work system, the Principal Contractor will be notified and be expected to adhere to that process for any relevant activities defined by the Client.

3.6 Fire Precautions

- 3.6.1 Where necessary in the interests of the health or safety of a person on a construction site, suitable and sufficient fire-fighting equipment and fire detection and alarm systems must be provided and located in suitable places.
- 3.6.2 Fire-fighting equipment or fire detection and alarm systems must be examined and tested at suitable intervals and properly maintained.
- 3.6.3 Fire-fighting equipment which is not designed to come into use automatically must be easily accessible.
- 3.6.4 Each person at work on a construction site must, so far as is reasonably practicable, be instructed in the correct use of fire-fighting equipment which it may be necessary for the person to use.
- 3.6.5 Where a work activity may give rise to a particular risk of fire, a person must not carry out work unless suitably instructed.
- 3.6.6 Fire-fighting equipment must be indicated by suitable signs.
- 3.6.7 A site Fire Strategy should be prepared, regularly updated and incorporated in the Construction Phase Plan demonstrating, evacuation procedures and outlining proposed arrangements to prevent fire arising and the spread of fire during the construction works. The proposals in this plan shall take into consideration the effect of a fire on any adjacent buildings. The fire plan should be updated depending on any changes in the site conditions.
- 3.6.8 It is essential that the workers adhere to the instructions provided in the strategy/plan and any additional, associated measures included in the Construction Phase Plan. The Principal Contractor must ensure that all operatives are familiar with the existing fire and emergency procedures already in place.

3.7 Emergency Procedures and Means of Escape

- 3.7.1 Where necessary in the interests of the health or safety of a person on a construction site, suitable and sufficient arrangements for dealing with any foreseeable emergency must be made and, where necessary, implemented, and those arrangements must include procedures for any necessary evacuation of the site or any part of it.
- 3.7.2 The Principal Contractor is to establish all emergency procedures for the project. The procedures should include any existing arrangements or procedures.

3.8 Restricted Areas or Other Authorisation Requirements

- 3.8.1 Any areas where access is restricted or prohibited or where authorisation to access is required, will be confirmed prior to any works commencing. Where the Client has a 'site guide/rules' document, this will be appended to this document.

3.9 Client Identified Confined Spaces

- 3.9.1 Any areas identified by the Client as 'confined spaces' will be confirmed prior to any works commencing.
- 3.9.2 The Principal Contractor should adopt the Client's process for access if available and relevant or adopt their own procedures.

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3.10 **Smoking and Parking Restrictions**

3.10.1 The whole site is designated non-smoking.

3.10.2 Any on-site parking available will be confirmed. Off-site parking will be subject to Local Authority restrictions.

3.11 **Welfare Provision**

3.11.1 Full details of the proposed site specific, welfare provision to be detailed by the Principal Contractor in their Construction Phase Plan and agreed with the Client prior to works commencing.

3.11.2 All welfare facilities must meet the requirements of Schedule 2 of the 'CDM 2015 Regulations - Minimum welfare facilities required for construction sites' including sanitary conveniences, washing facilities, drinking water, changing rooms and lockers and facilities for rest.

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4.0 Environmental Restrictions and Existing On-Site Risks

4.1 Boundaries and Access

- 4.1.1 The boundary to Stepney Green Court consist of brick walls and the existing building fabric to the north, east and west. To the south along Stepney Green are metal railings and steps leading to blocks A to C.
- 4.1.2 There are two primary access points to Stepney Green Court a pedestrian only access to the east leading to the communal buildings and bin resident bin store, and a vehicle access point located to the west providing vehicular access to each of the blocks.
- 4.1.3 Both access points are located on a narrow brick paved section of Stepney Green.
- 4.1.4 There is limited parking available, with the surrounding roads being permit controlled operating 8:30am to 5:30pm Monday to Friday.
- 4.1.5 The Principal Contractor is to assess the road layout and include detailed arrangements for access to the site in the Construction Phase Plan.

4.2 Delivery, Waste Collection or Storage Restrictions

- 4.2.1 The vehicular access point as well as Stepney Green Court are considerably narrow with little room for manoeuvring.
- 4.2.2 There are also considerable spatial constraints on site for the location of the site compound for operative welfare and materials storage. There is currently a disused meeting hall which has the potential for contractor use as office and welfare space, however this will need to be agreed.
- 4.2.3 The Principal Contractor is to review the spatial restraints and develop suitable locations for the siting of welfare and storage facilities, these details are to be included in the Construction Phase Plan and as agreed by the Client.

4.3 Adjacent Land Uses

- 4.3.1 The surrounding area is predominantly residential, with residential dwellings located in the immediate vicinity to the north, east and west. Stepney Green is located to the immediate south of the proposed site.
- 4.3.2 To the south of the site, beyond Stepney Green is Stepney Green Park, a public space which has the potential for high volumes of foot traffic.

4.4 Existing Storage of Hazardous Materials

- 4.4.1 Due to the nature of the project and the existing buildings use, the possibility of encountering stored hazardous materials, which would be used outside of a domestic setting is considered low.

4.5 Location of Existing Services

- 4.5.1 Services are observed to be fixed to the exterior envelope of the building and fully visible, however the route of internal services is unknown. The Principal Contractor is to ensure that suitable means of detection is used i.e. pipe detectors, cable avoidance tools, etc. prior to commencing with intrusive works on site.

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4.6 **Ground Conditions**

- 4.6.1 Due to the nature of the projects no excavation works are envisioned.

4.7 **Existing Structure/Site Information**

- 4.7.1 The existing buildings are understood to have been constructed in the late 19th century and consist of 3no, 6 storey buildings providing residential accommodation for over 100 units.
- 4.7.2 All buildings are traditionally constructed and comprise of solid loadbearing masonry walls and gambrel roof construction with mixed sections of concrete interlocking tiles and artificial slate covering. The existing rainwater goods serving the building are cast iron, although the lower sections have generally been replaced with uPVC.
- 4.7.3 The buildings are served by timber sliding sash windows with a decorated finish, which are unlikely to be original. Entrance doors to the building are also timber, with glazed wired vision panels in a variety of configurations, and all incorporate a centrally controlled access control system.
- 4.7.4 The concrete/stone window cills are generally in poor condition with widespread issues of spalling apparent throughout the estate. Replacements with concrete have been made to a number of existing sills historically; however a majority of the remaining sills had continued to deteriorate.
- 4.7.5 The brickwork and pointing forming the external walls are generally in a good condition; however in a small number of areas throughout defects were identified to the masonry. In addition to the staining caused by defective rainwater goods, overflow pipes have also caused significant staining to a number of elevations.

4.8 **Existing Health and Safety Information**

- 4.8.1 None provided.

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4.9 Safety Hazards including:

Item	Description
Manual Handling	Due to the nature of the project, its location and spatial constraints, there is likely to be a large amount of manual handling activities. All manual handling activities are to be risk assessed and managed to minimise the risk of injury. Principal Contractor is advised to consider mechanical aides to mitigate the risk of musculoskeletal injury as far as reasonably practicable.
Working on existing electrical and life safety systems	The Principal Contractor shall ensure that only competent and qualified persons shall work on any electrical system. No live working is permitted. All isolations will be locked off with only one person having the ability to reinstate the supply. A full and concise risk assessment must be undertaken to demonstrate the reduction of this risk/hazard. Any electrical isolations that impact occupants to be pre-arranged, authorised and controlled via a Permit to Work.
Working at height	A full and concise risk assessment must be undertaken to demonstrate the reduction of this risk/hazard. Restrict access below work areas/platforms to manage the risk of operatives/others being struck by falling objects. Where it is not possible to restrict access below the platforms, suitable systems will need to be implemented to mitigate the risk of falling objects striking operatives or residents at ground level, such as canopies, scaffold fans, brickguards, etc.

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Item	Description
Scaffolding	Scaffolding is only to be erected, altered or dismantled by competent, trained operatives, inline with TG20:21. Scaffolding must be inspected every 7 days or after periods of severe inclement weather inline with the Working at Height Regulations 2005 Scaffolding must not be used for the storage of materials and waste, other than those which are used/ generated on the day. Principal Contractor is advised to consider the installation of chutes to secure skips to minimise the handling of waste materials from high level as far as reasonably practicable.
Working in inclement weather	Periods of inclement weather, such as high winds or heavy rain, may cause disruption to external works and provide additional safety hazards. The Principal Contractor is advised to monitor the weather forecast and plan and monitor the work regularly. If excessive inclement weather conditions arise, works should be suspended until it is safe to resume.
Cuts and abrasions	The removal of the existing windows will need to be carefully controlled to prevent the breakage of the existing panes where possible. Operatives are to be issued with suitable and appropriate PPE to minimise the risk of cuts and abrasions from glass.
Lifting operations	All lifting operations are to be planned, monitored and controlled by a competent person on site. Equipment used for lifting operations must be suitable for the task, provided and installed appropriately and maintained inline with the Lifting Operations and Lifting Equipment Regulations.

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Item	Description
Working in an occupied premises	Works are likely to be undertaken in occupied premises, therefore the Principal contractor is to ensure that suitable means of protection are provided to segregate the contractor controlled from resident occupied areas. The principal Contractor is also to ensure that works do not hinder, obstruct or otherwise prevent access or egress to the buildings and that all emergency routes remain clear at all times.

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4.10 Health Hazards including:

Item	Description
Asbestos	The Principal Contractor is advised to commission an Asbestos Refurbishment and Demolition Survey prior to commencing on site. Any identified asbestos containing materials are to be removed by competent, trained, licenced contractors as appropriate. Copies of any consignment notes generated from the removal works are to provided to the Principal Contractor for inclusion in the Health and Safety File.
Lead	Due to the nature and location of the works it is reasonably foreseeable that operatives will encounter the use of lead. The Principal Contractor is advised to inform operatives of the risks associated with working with lead, and to take reasonable steps to ensure that all workers use suitable PPE, and that high standards of personal hygiene are maintained.
Dust	The Principal Contractor must ensure that the adjacent facilities outside of the working area are not exposed to dust generated by the proposed works and must place suitable and sufficient measures in place to control the generation of dust within his demise. A full and concise risk assessment must be undertaken to demonstrate the reduction of this risk/hazard.
Noise	The Principal Contractor shall ensure that loud or intrusive noise is reduced and controlled. A full and concise risk assessment must be undertaken to demonstrate the reduction of this risk/hazard. All noisy or intrusive works may only be undertaken during times confirmed by the Client.
Waste	Site Waste Management shall meet with all current legislation.

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Item	Description
Fumes	Where practicable, hazardous materials and substances that produce odours should not be used.

5.0 Significant Design and Construction Hazards

5.1 Significant Design Assumptions

- 5.1.1 Any Contractor Design Portions will be identified in the tender pack/contract. The principal contractor must provide evidence of how design risk has been identified, eliminated or mitigated for any respective items.
- 5.1.2 The Construction Phase Plan is to include all details of how the project will be planned and managed from initial mobilisation to completion and final hand-over to the Client.

5.2 Co-ordination of On-going Design Works

- 5.2.1 The principal contractor will ensure the co-ordination of any design works and make the client and the CDM-Principal Designer immediately aware of any identified residual, access and maintenance risks.
- 5.2.2 Please note that any design work carried out by the Principal Contractor, contractors and sub-contractors falls under the CDM Regulations.

5.3 Significant Risks Identified During Design

- 5.3.1 Please refer to the CDM Design Register appended to this document.

5.4 Materials Requiring Particular Precautions

- 5.4.1 Asbestos
- 5.4.2 Lead

5.5 Health and Safety File Information

- 5.5.1 The CDM-Principal Designer will collate and issue the Health and Safety File on behalf of the Client.
- 5.5.2 The Principal Contractor (and Designers) will be responsible for providing information within an agreed timeline to the CDM-Principal Designer for inclusion in the file.

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6.0 Construction Phase Plan (CPP)

- 6.1.1 The Construction Phase Plan must record the health and safety arrangements for the construction phase, the site rules and where relevant, specific measures to control significant risks.
- 6.1.2 In considering what information is included, the emphasis is that it:
- a) is relevant to the project
 - b) has sufficient detail to clearly set out the arrangements, site rules and special measures needed to manage the construction phase; but
 - c) is still proportionate to the scale and complexity of the project and the risks involved.
- 6.1.3 The Principal Contractor is required to develop the Construction Phase Plan. A Construction Phase Plan must be submitted to include, but not be limited to:

Description	Details
Description of project	Project description, programme, key dates, details of duty holders, extent and location of existing records.
Management structure and responsibilities	Provide site specific details.
Statement of health and safety objectives	Also to include arrangements for monitoring and review of health and safety performance.
Liaison between parties	Communication, co-ordination and co-operation between all parties on site, frequency of meetings, management of change.
Consultation with workforce	Union safety representatives, employee representatives, safety committee.
Exchange of design information	Between Client, Designers, Principal Designer and Contractors on site.
Selection and control of contractors	Assessment of competence and management of Contractors.
Provision and exchange of health and safety information to (sub-) Contractors	Provision of relevant sections of Construction Phase Plan, copy of F10 and project specific risks on the project. Also to include arrangements for exchange of health and safety information between (sub-) Contractors.
Site security	Controlling access, supervision of visitors, definition of boundaries, controlling entry of unauthorised person on site in particular during off-shift hours.
Induction	Procedure for workforce and visitors.

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Description	Details
Training for people on site	Training records, planned training.
Welfare facilities	Provide site specific details.
First aid	Provide names of First Aiders and details of First Aid Equipment.
Fire and emergency procedures	Provide site specific details.
Reporting accidents	To include the RIDDOR reporting and investigation of accidents and incidents including near misses.
Safety risks	e.g. delivery and removal of materials and work equipment, services (existing and new), adjacent land use, stability of structures, preventing falls, lifting operations, excavations, traffic routes, working near water, fragile materials, storage of materials, any other significant risk etc.
Health risks	e.g. asbestos removal, contaminated land, manual handling, noise, vibration etc.
Risk assessments	Production and approval of risk assessments (RA), project specific RA prepared and list of RA to be prepared.
Method statements	Production and approval of method statements (MS), project specific MS prepared and list of MS to be prepared.
Site rules	Provide site specific details.

- 6.1.4 The Construction Phase Plan should be issued to the Principal Designer in a suitable time frame, no later than 2 weeks prior to start on site. Works must not commence on site until a review of the Construction Phase Plan has been completed by the Client/CDMA and all necessary instructions to proceed have been issued / received.

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7.0 Site Photographs

	
<i>Stepney Green Court as seen from Stepney Green</i>	<i>Pedestrian entrance</i>
	
<i>Typical block entrance from Stepney Green</i>	<i>Vehicular Entrance</i>

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Courtyard/ parking area



Typical block entrance from courtyard area

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<i>Resident bin store</i>	<i>Entrance stair to vacant community hall</i>
	
<i>Internal view of typical block stairwell</i>	<i>Internal view of vacant community hall</i>

8.0 List of Appendices

Appendix 1: CDM Design Risk Register Rev 01

CDM Design Risk Register Rev 01

CDM Design Risk Register

Client:	Industrial Dwellings Society
Project Name:	Stepney Green Court
Project Description:	Replacement of existing windows, repairs and redecoration of the external building envelope
Job No:	34315
Prepared by:	James Stannard
Date:	07 March 2024
Version / Issue:	01
Project Stage:	RIBA Stage 4

	Impact				
	How severe would the outcome be if the risk occurred?				
	1 Insignificant	2 Minor	3 Significant	4 Major	5 Severe
5 Almost Certain	5 Medium	10 High	15 Very High	20 Extreme	25 Extreme
4 Likely	4 Medium	8 Medium	12 High	16 Very High	20 Extreme
3 Moderate	3 Low	6 Medium	9 Medium	12 High	15 Very High
2 Unlikely	2 Very Low	3 Low	6 Medium	8 Medium	10 High
1 Rare	1 Very Low	2 Very Low	3 Low	4 Medium	5 Medium

Ref:	Hazard / Description	Date Registered	Risk			Risk Control Measure	Risk Owner	Residual Risk		
			Probability (1-5)	Impact (1-5)	Risk Rating			Probability (1-5)	Impact (1-5)	Risk Rating

1	Building H&S Design Considerations									
1.1	External Maintenance and Cleaning of High Level Glazing	07/03/2024	5	4	20	As the specified windows are sash type and thus cannot be opened inwards, a window cleaning strategy should be developed and provided for maintenance purposes. Where possible windows should be cleaned from ground level using a proprietary water fed pole system, to eliminate the need for working at height.	Designer	3	3	9
1.2	Fire Arrangements and Strategy	07/03/2024	4	5	20	Prior to starting works the Principal Contractor is to ascertain whether an existing building fire strategy exists, where this information is available, the Principal Contractor is to adhere to this strategy. Should the planned works cause detriment to the effectiveness of the fire strategy, the Principal Contractor is to ensure that suitable temporary arrangements are implemented.	Contractor	3	3	9

Comments/Observations
NOTE: non design risk items will be identified in the safety and health hazards section within the Pre Construction Information (PCI)

APPENDIX C

Drawings

The contractor is responsible to ensure that no products are to be utilised that do not comply with relevant British and/or European Standards and/or Codes of Practice, COSHH Regulations, Construction Regulations, or which are known or suspected at the time of product selection and/or construction to be deleterious to health and safety or to the durability of the work or not in accordance with good building practices.

The contractor is responsible for checking dimensions, tolerances, levels and references. This drawing is to be read in conjunction with all relevant consultants or specialists drawings. Any discrepancy to be notified to Bally Garner LLP and rectified before proceeding with the works on site or shop drawings.

Where an item is covered by drawings to different scales, the larger scale drawing is to be worked to.

Do not scale drawings. Figured dimensions to be worked to in all cases.

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 Site Boundary



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REVISION	D	C	DATE



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f. 020 8294 1320
e. general@ballygarner.co.uk

CLIENT:
Industrial Dwellings Society

ADDRESS:
Rectory Square
Stepney Green
London, E1 3LJ

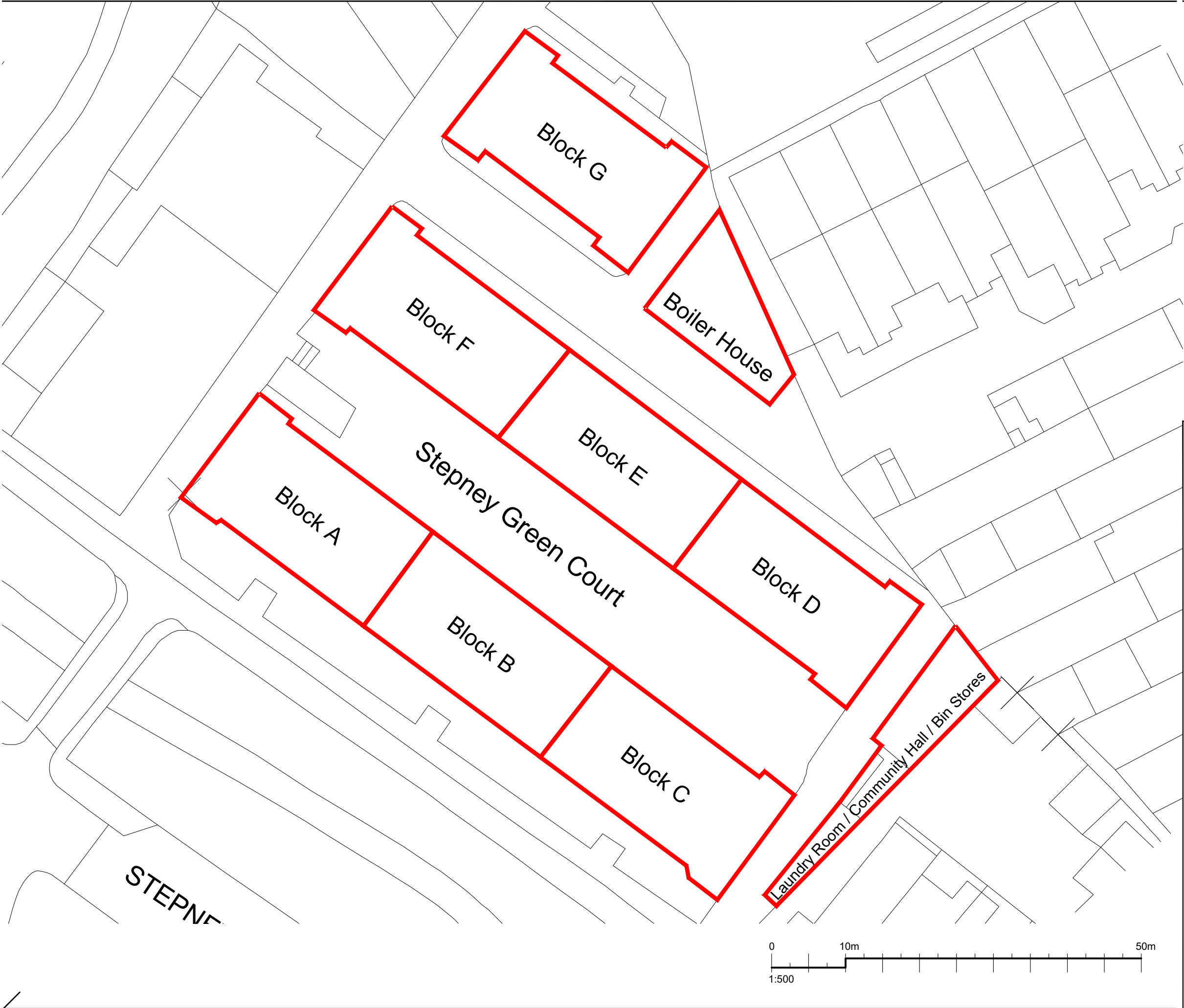
PROJECT:
Windows Renewals

TITLE:
Site Location Plan

PURPOSE OF ISSUE:
Planning

SCALE:	D	C	DATE
1:1250 @A3	CV	CJ	26/03/2024

JOB NO.	DRAWING No.	REVISION
34315	P01	



The contractor is responsible to ensure that no products are to be utilised that do not comply with relevant British and/or European Standards and/or Codes of Practice, CDSHH Regulations, Construction Regulations, or which are known or suspected at the time of product selection and/or construction to be deleterious to health and safety or to the durability of the work or not in accordance with good building practices.

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REVISION	D	C	DATE



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CLIENT.
Industrial Dwellings Society

ADDRESS.
Stepney Green Court
Stepney Green
London, E1 3LJ

PROJECT.
Windows Renewals

TITLE.
Site Block Plan

PURPOSE OF ISSUE.
Tender

SCALE.	D	C	DATE
1:500 @ A3	SH		05/03/2025

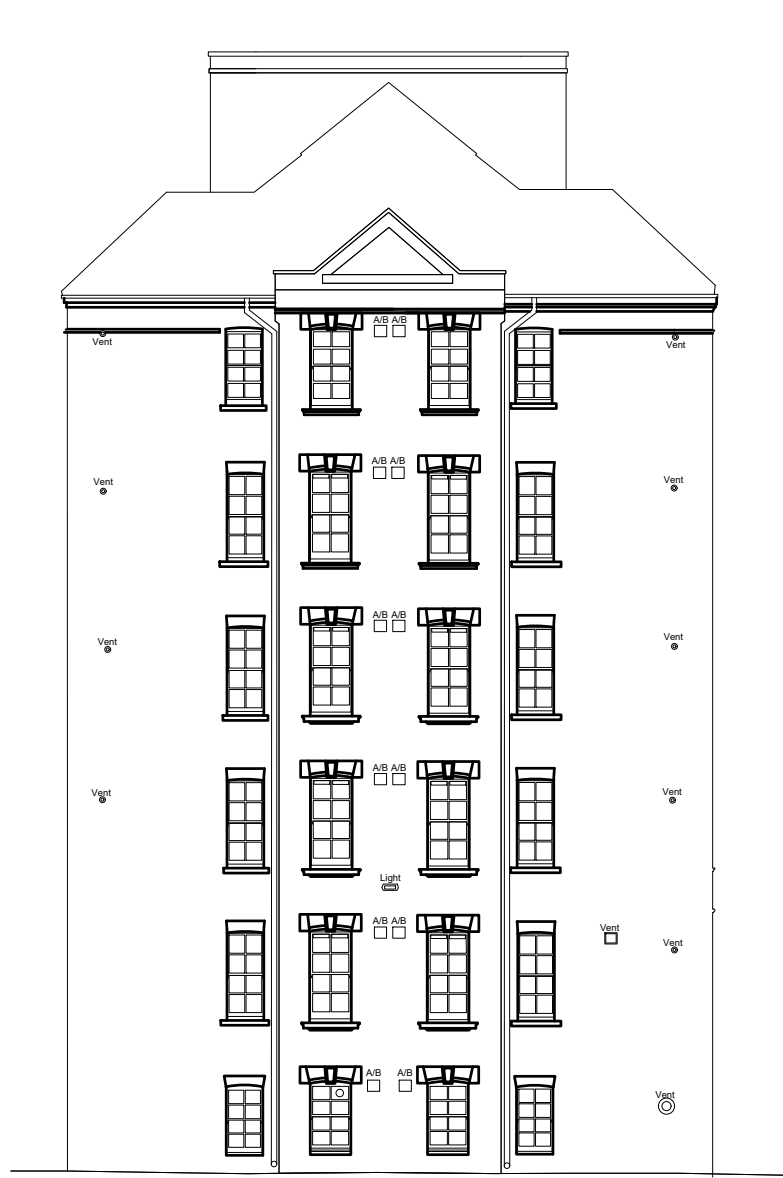
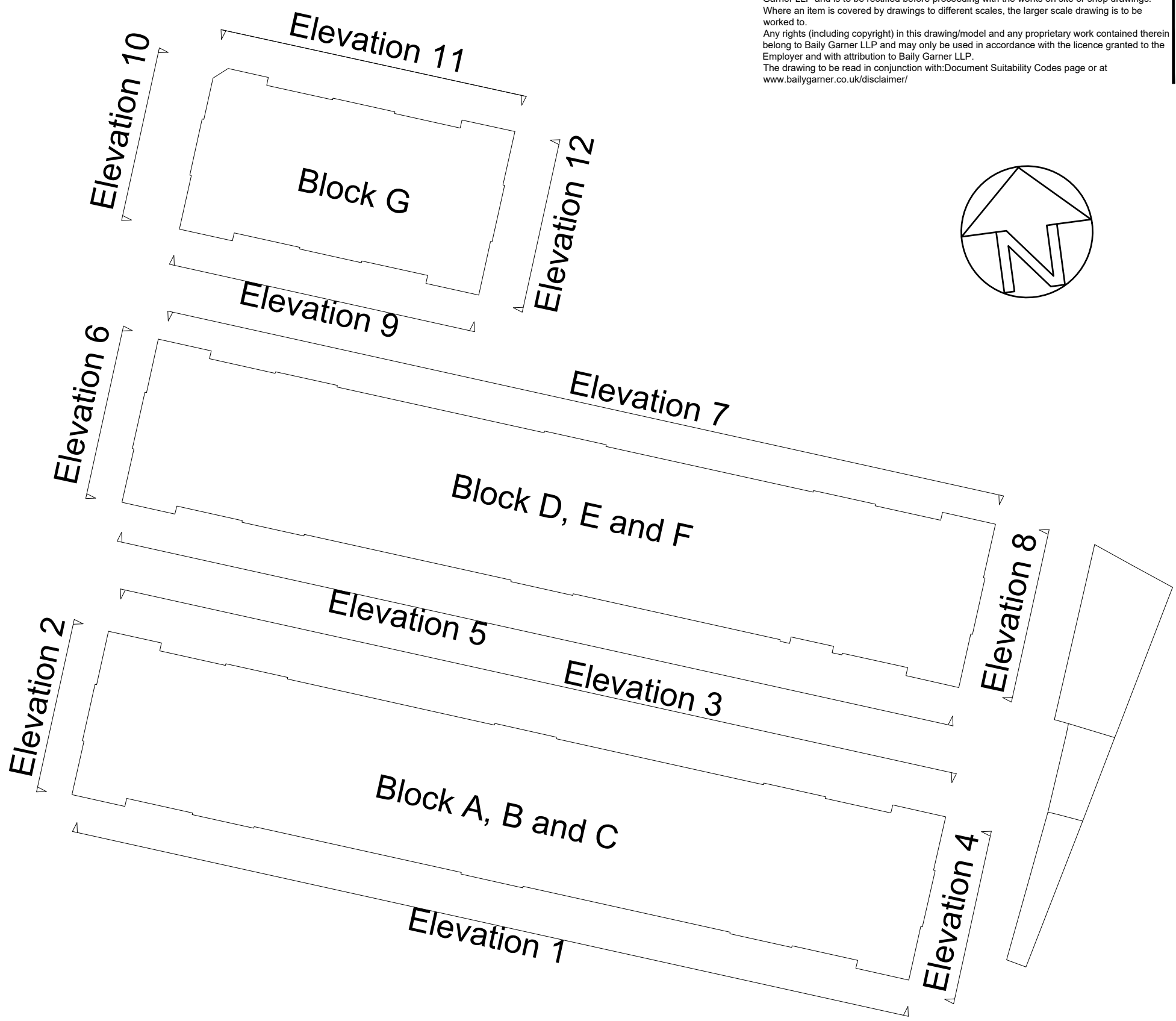
JOB NO.	DRAWING No.	REVISION
34315	P02	A

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A1



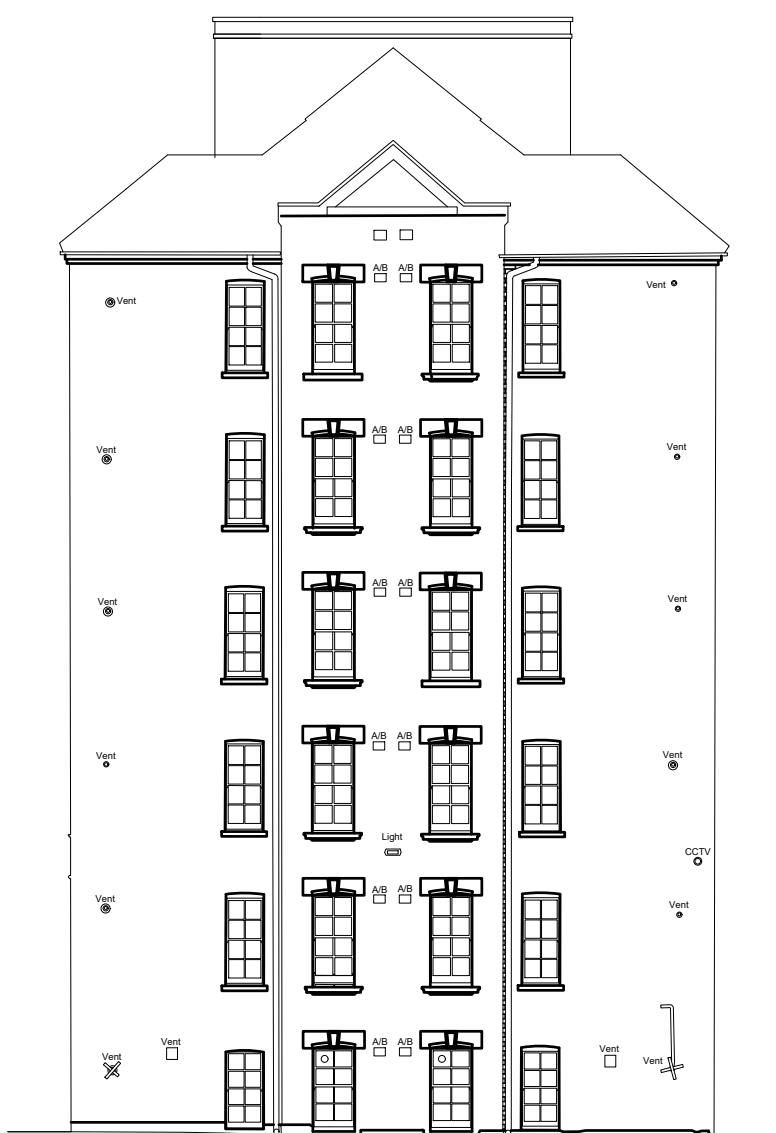
Elevation 1



Elevation 2



Elevation 3



Elevation 4

Stepney Green Court- Block A, B and C

Existing Elevations 1, 2, 3 and 4

CLIENT NAME Industrial Dwellings Society		PROJECT Stepney Green Court Window Replacement Scheme	
PROJECT ADDRESS Stepney Green Court London E1 3LN		TITLE Existing Elevations 1, 2, 3 and 4 SUITABILITY CODE Tender	
SCALE: 1:150 @ A1		DRAWN CV	DATE 27/02/2025
PROJ NO 34315		DESIGN FH	APPROVED CJ
AUTHOR		LEVEL	ROLE
VOLUME		DOCTP	ROLE
34315			T
		REV NO 01	REV DATE A



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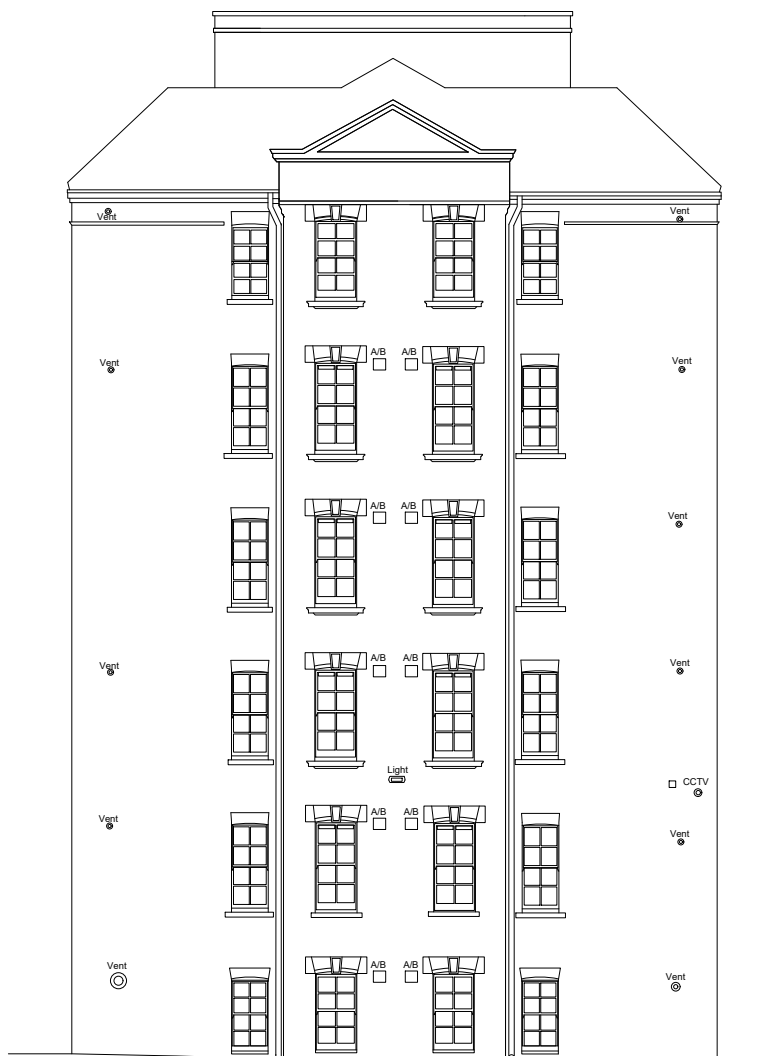
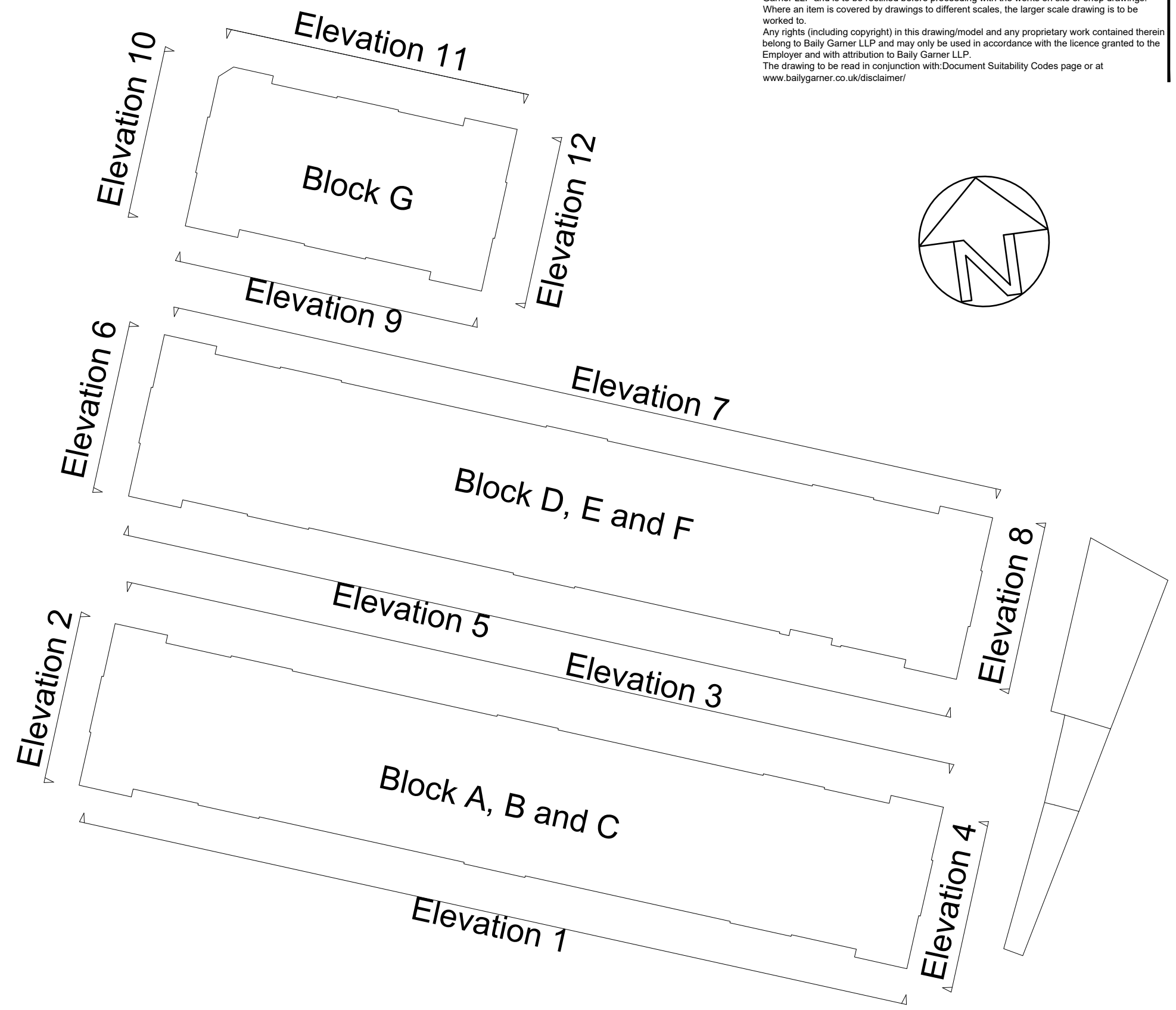
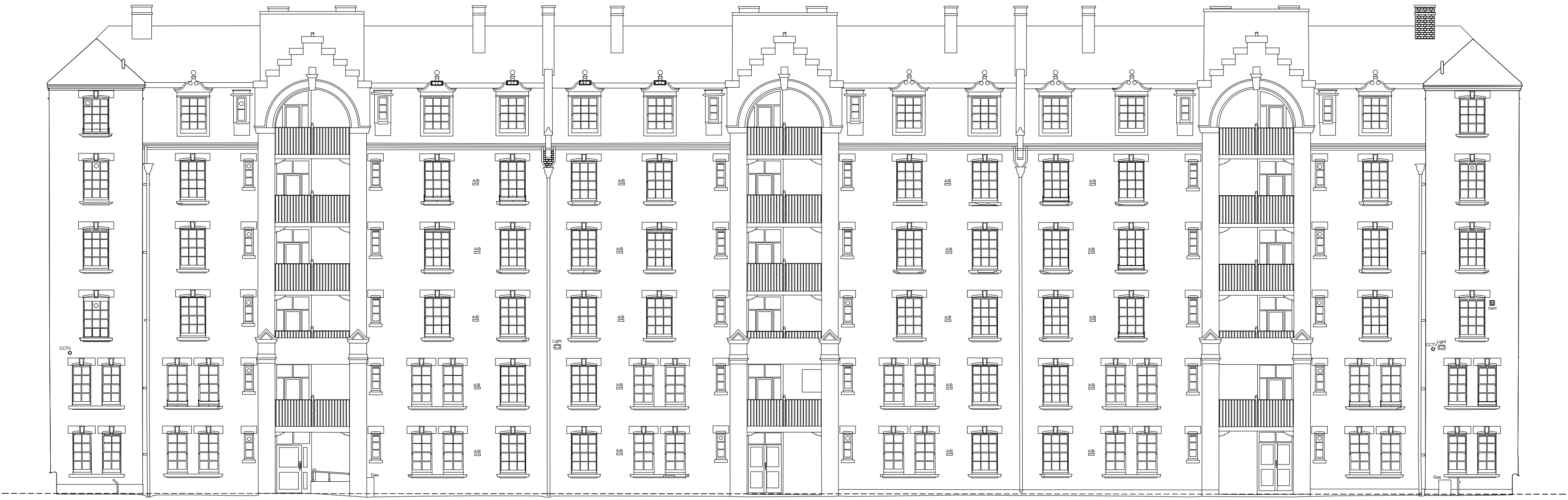
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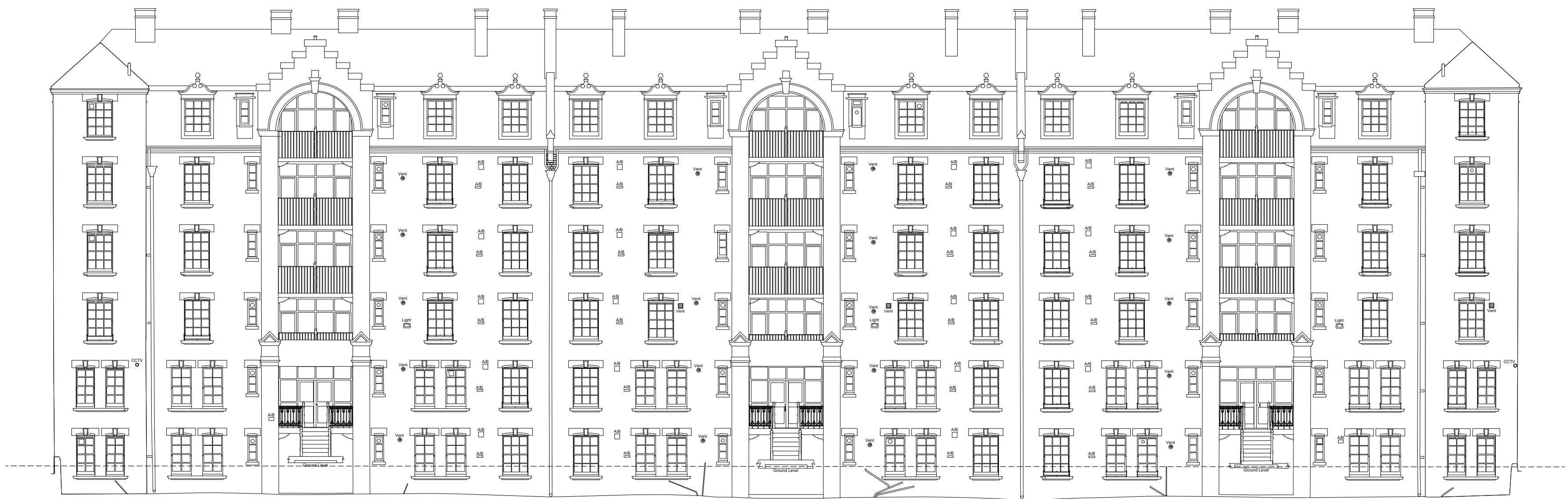
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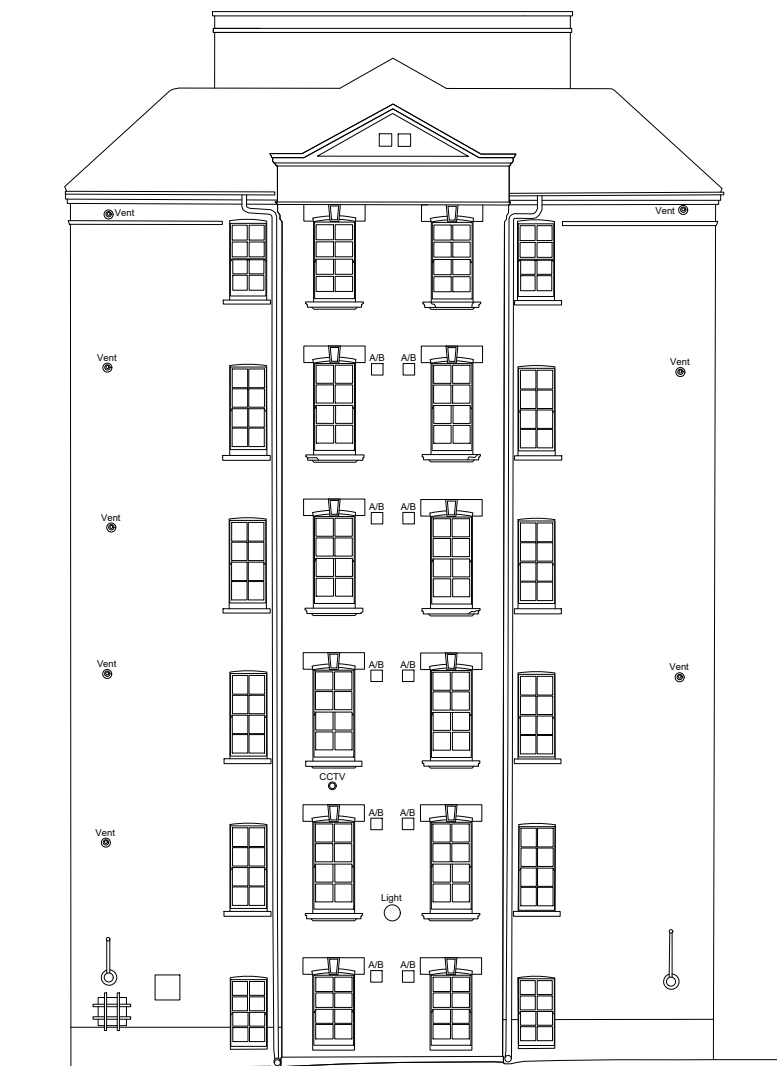
A1



Elevation 6



Elevation 7



Elevation 8

Stepney Green Court - Block D, E and F

Existing Elevations 5, 6, 7 and 8

CLIENT NAME Industrial Dwellings Society				PROJECT Stepney Green Court Window Replacement Scheme			
PROJECT ADDRESS Stepney Green Court London E1 3LN				TITLE Existing Elevations 5, 6, 7 and 8			
SCALE 1:150 @ A1				DATE 27/02/2025			
PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV/STAT
34315					T	02	A

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Elevation 9



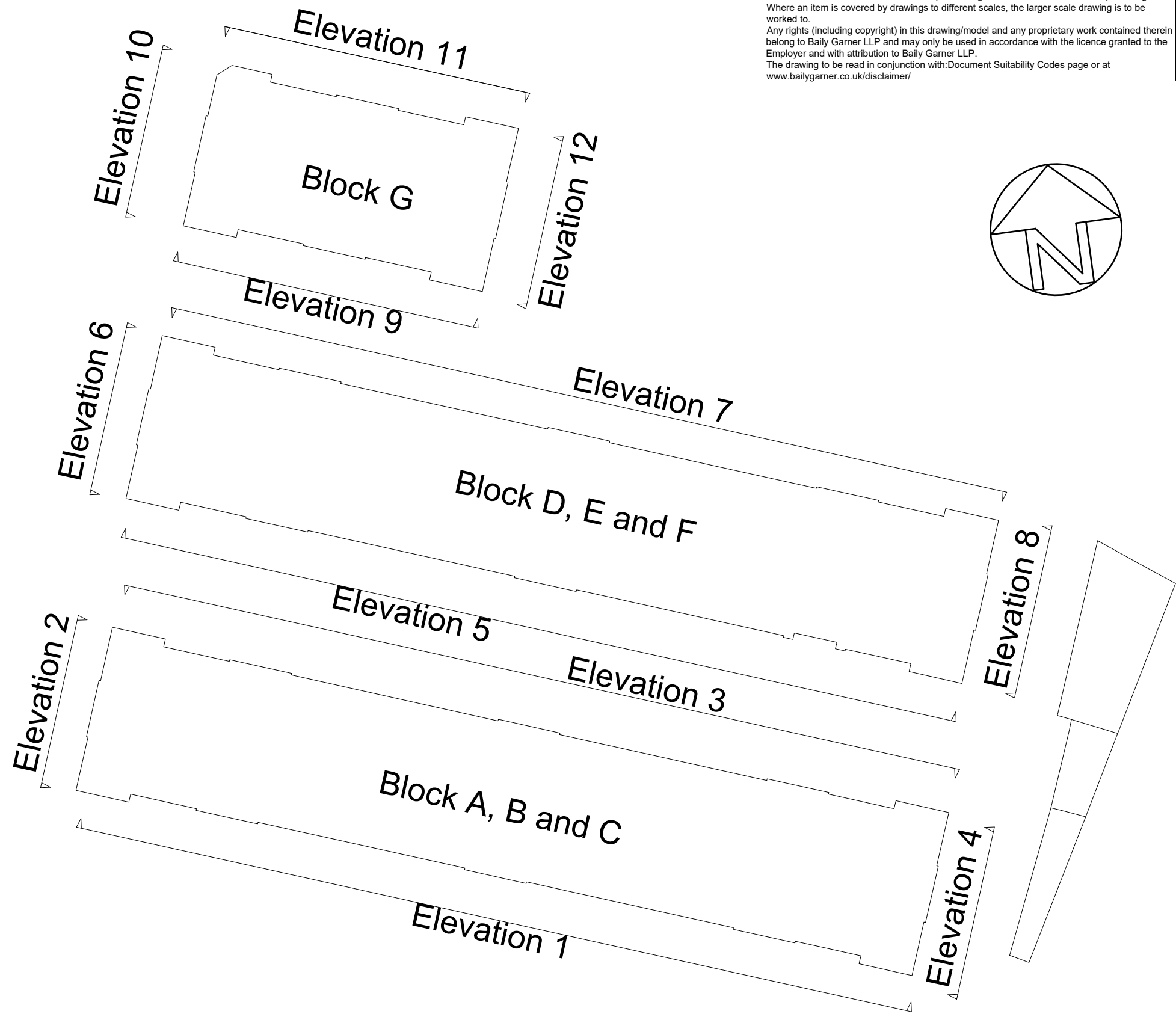
Elevation 10



Elevation 11



Elevation 12



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A1

Stepney Green Court - Block G

Existing Elevations 9, 10, 11 and 12

CLIENT NAME Industrial Dwellings Society		PROJECT Stepney Green Court Window Replacement Scheme	
PROJECT ADDRESS Stepney Green Court London E1 3LN		TITLE Existing Elevations 9, 10, 11, and 12 SUITABILITY CODE Planning	
SCALE 1:100 @ A1		DRWN CV	CHKD FH
		APPROVED CJ	DATE 27/02/2025
PROJ NO 34315	AUTHOR	VOLUME	LEVEL
			DOCTYP
			ROLE T
			DRW NO 03
			REV STAT A
			REV NO



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Existing

Window and Door Schedule



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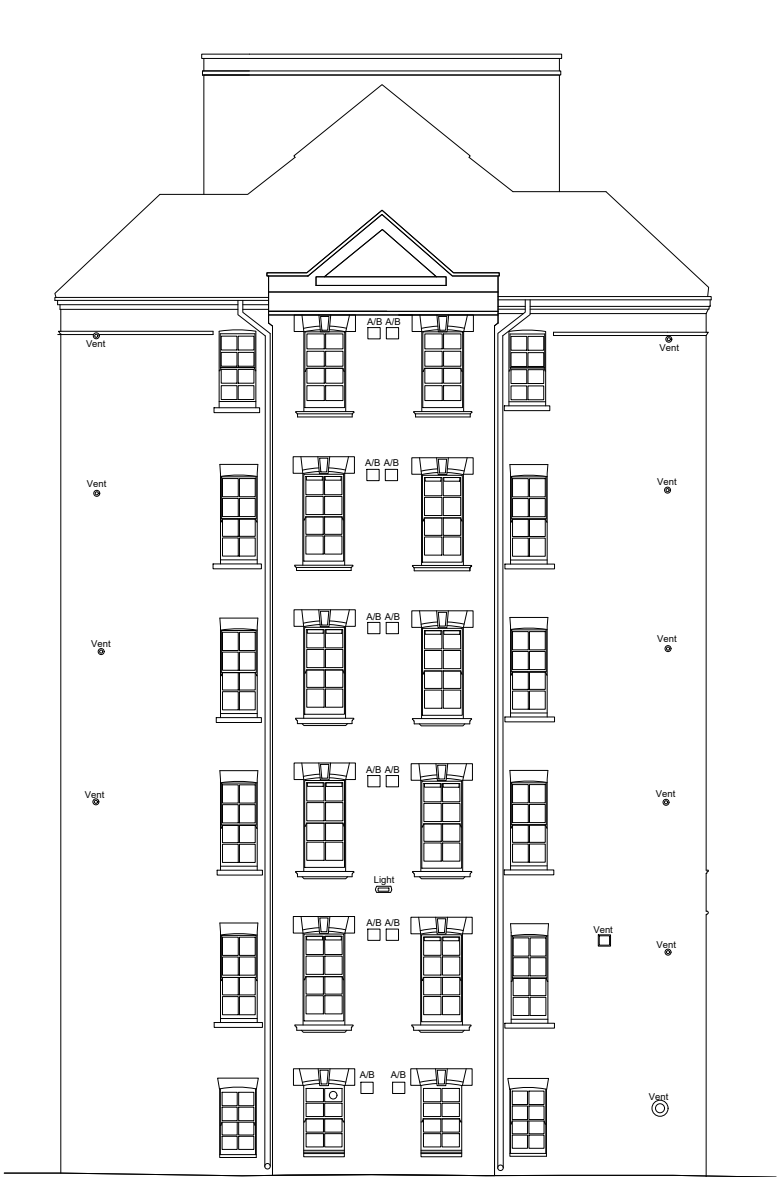
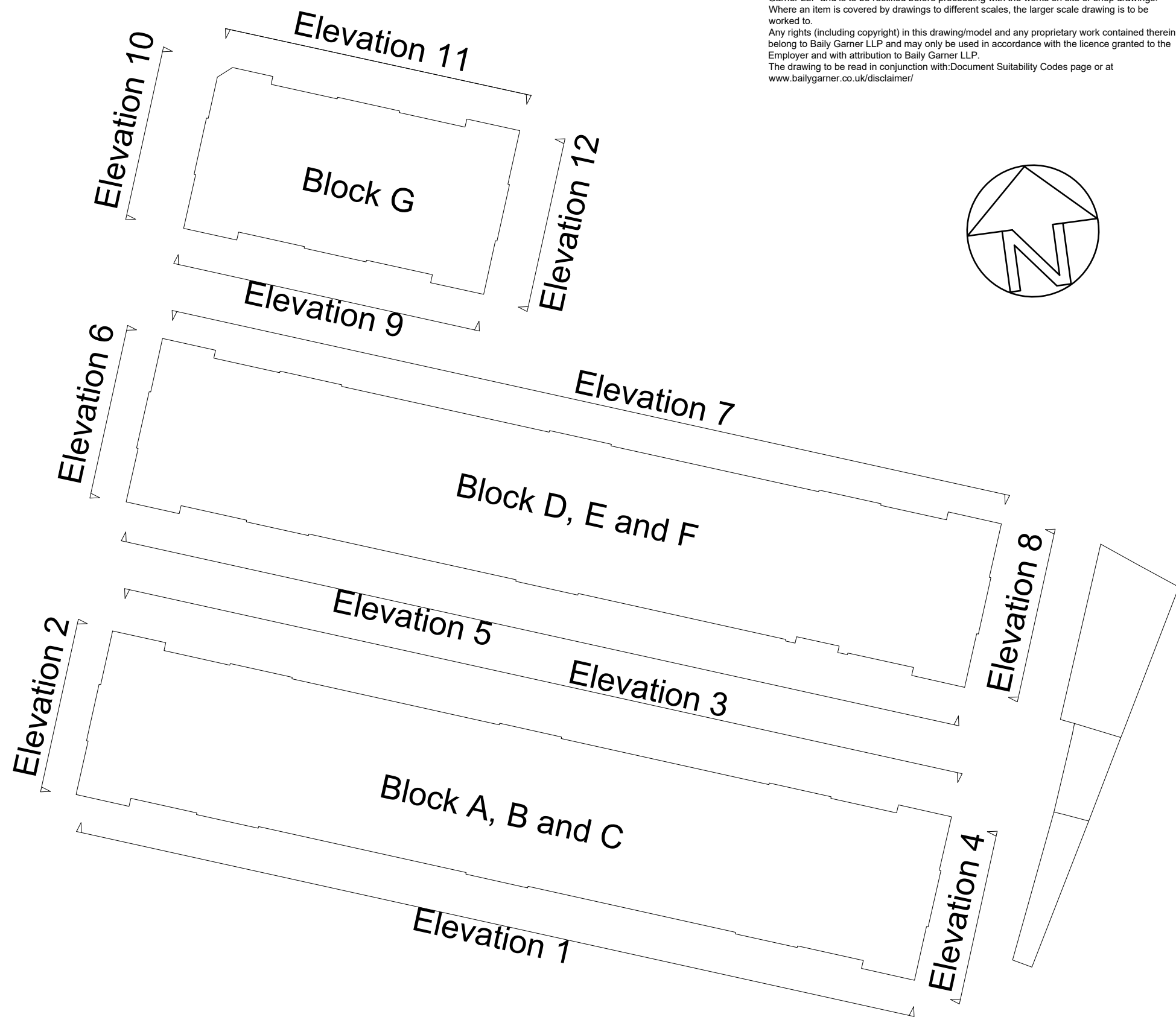
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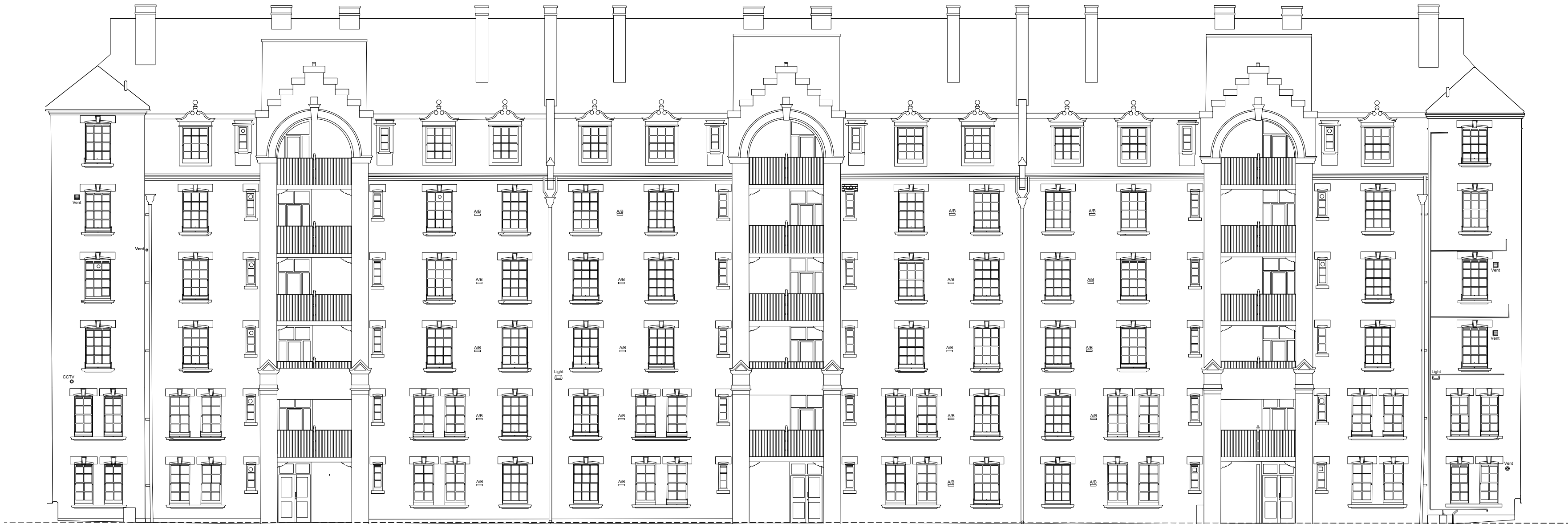
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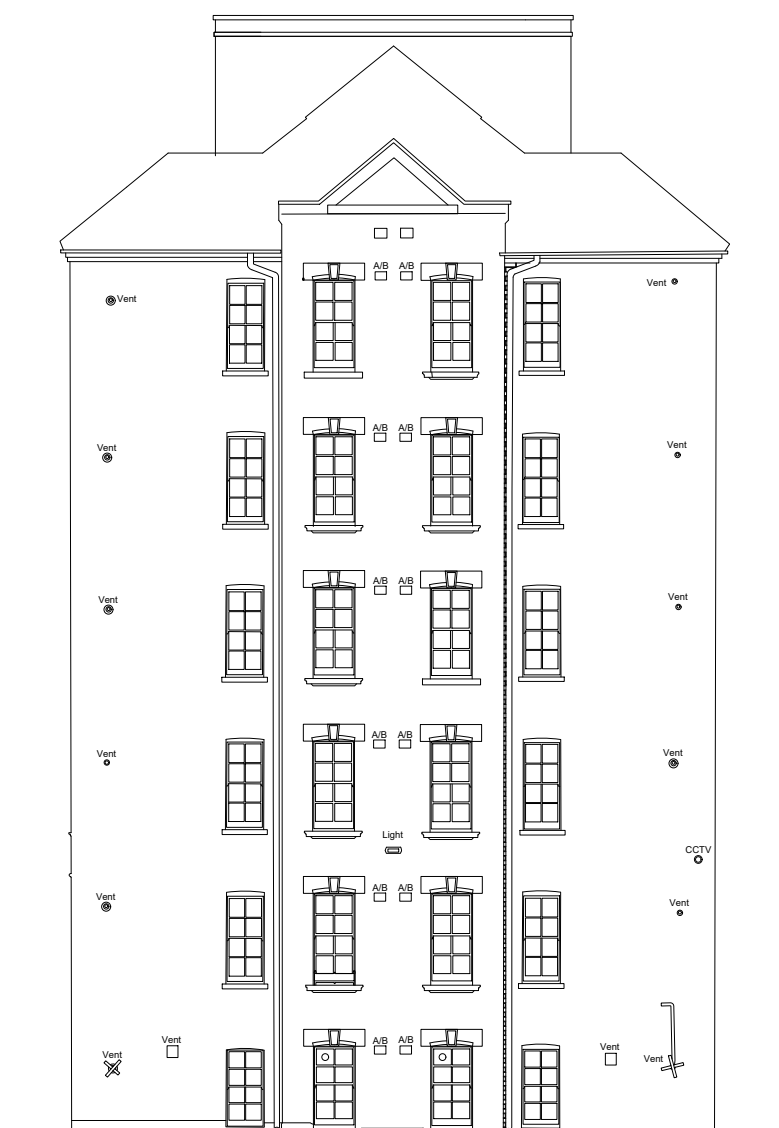
Elevation 1



Elevation 2



Elevation 3



Elevation 4

Stepney Green Court- Block A, B and C

Proposed Elevations 1, 2, 3 and 4

CLIENT NAME Industrial Dwellings Society				PROJECT Stepney Green Court Window Replacement Scheme			
PROJECT ADDRESS Stepney Green Court London E1 3LN				TITLE Proposed Elevations 1, 2, 3 and 4			
SCALE 1:150 @ A1				DATE 27/02/2025			
PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV STAT
34315					T	05	A



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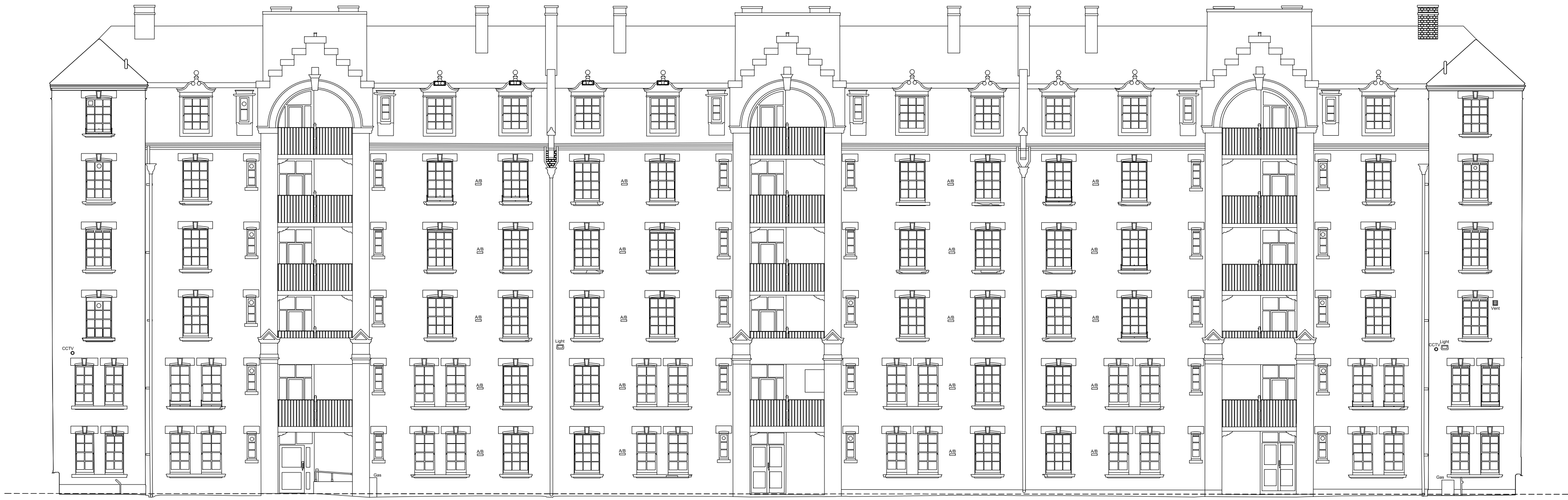
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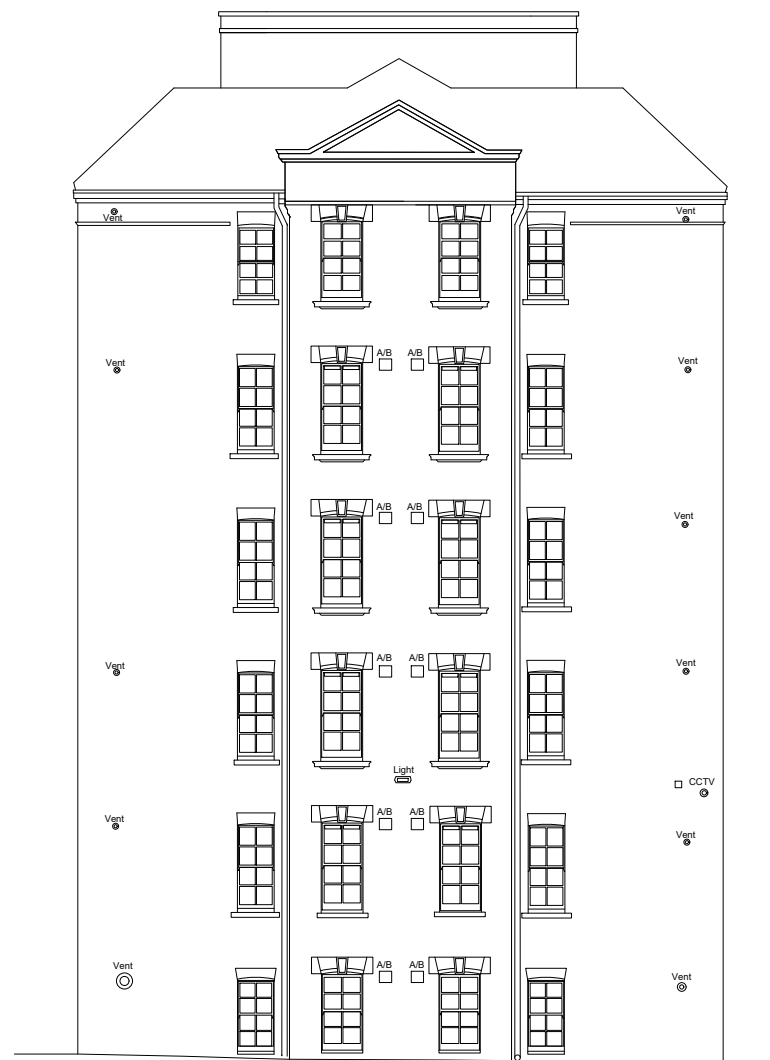
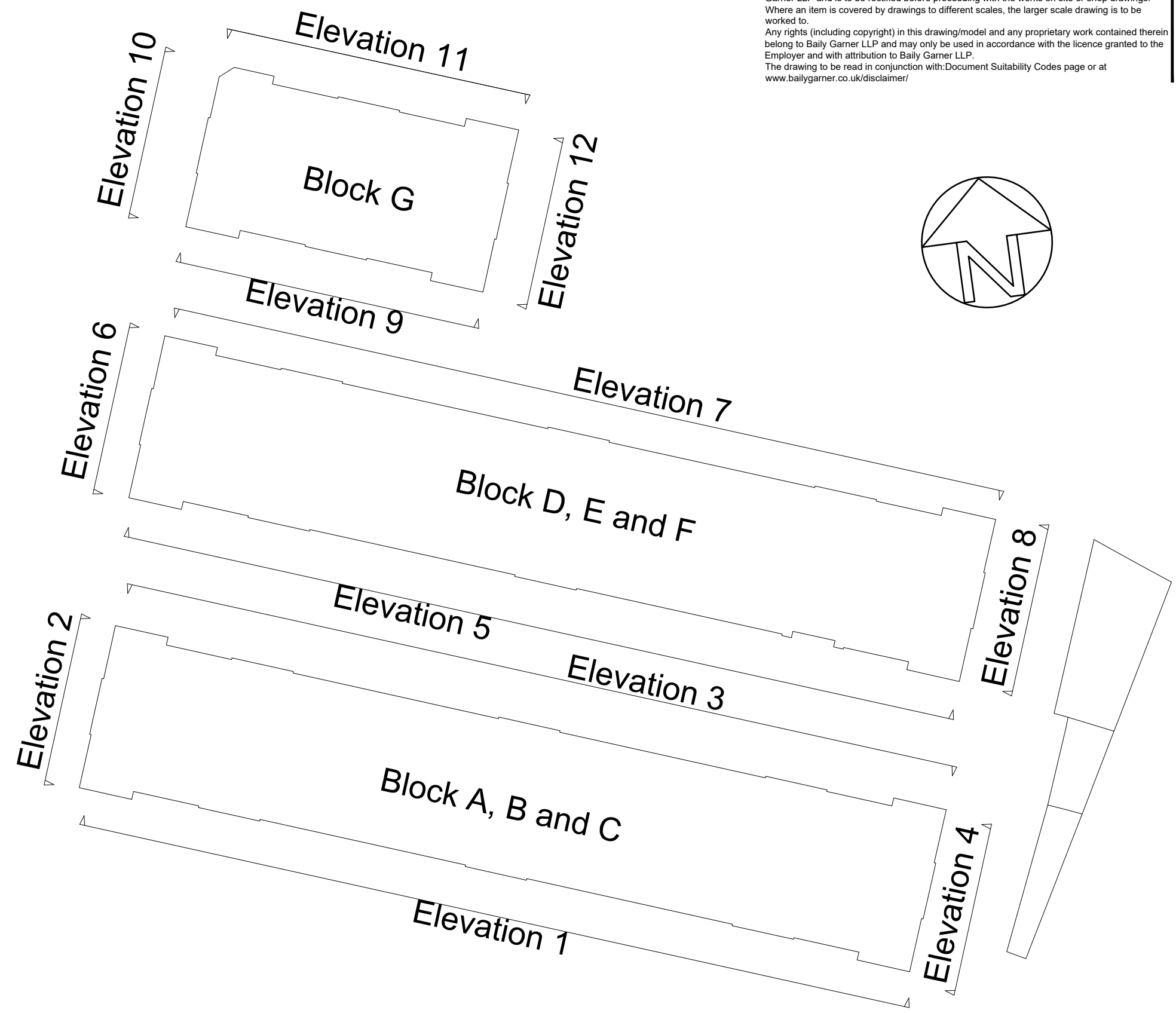
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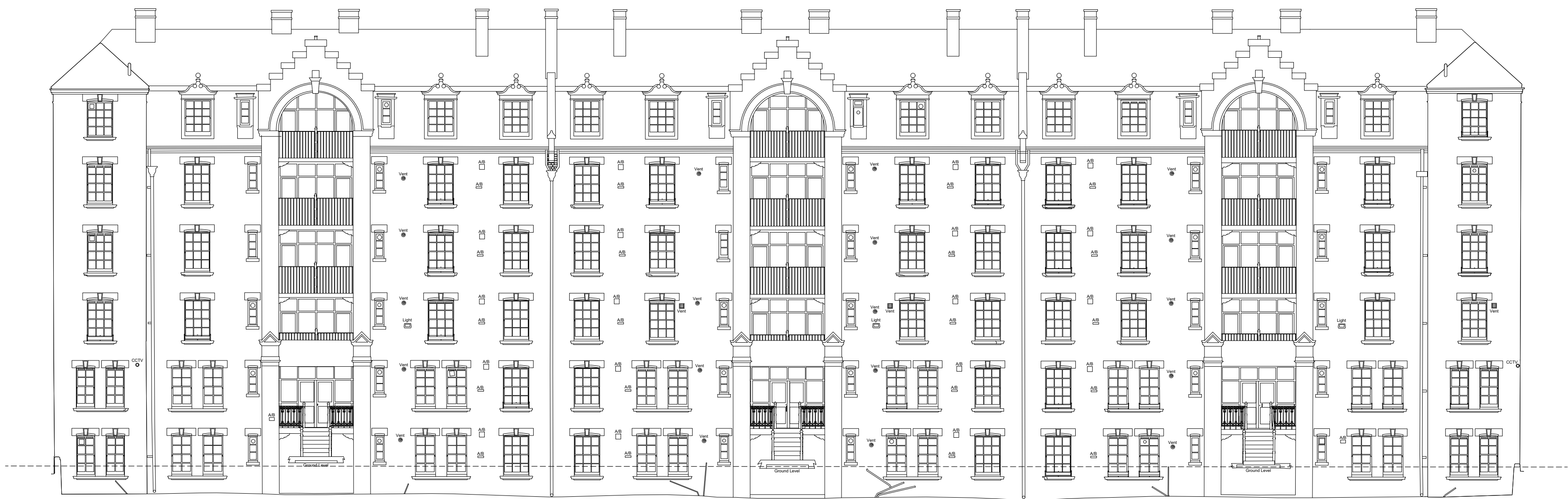
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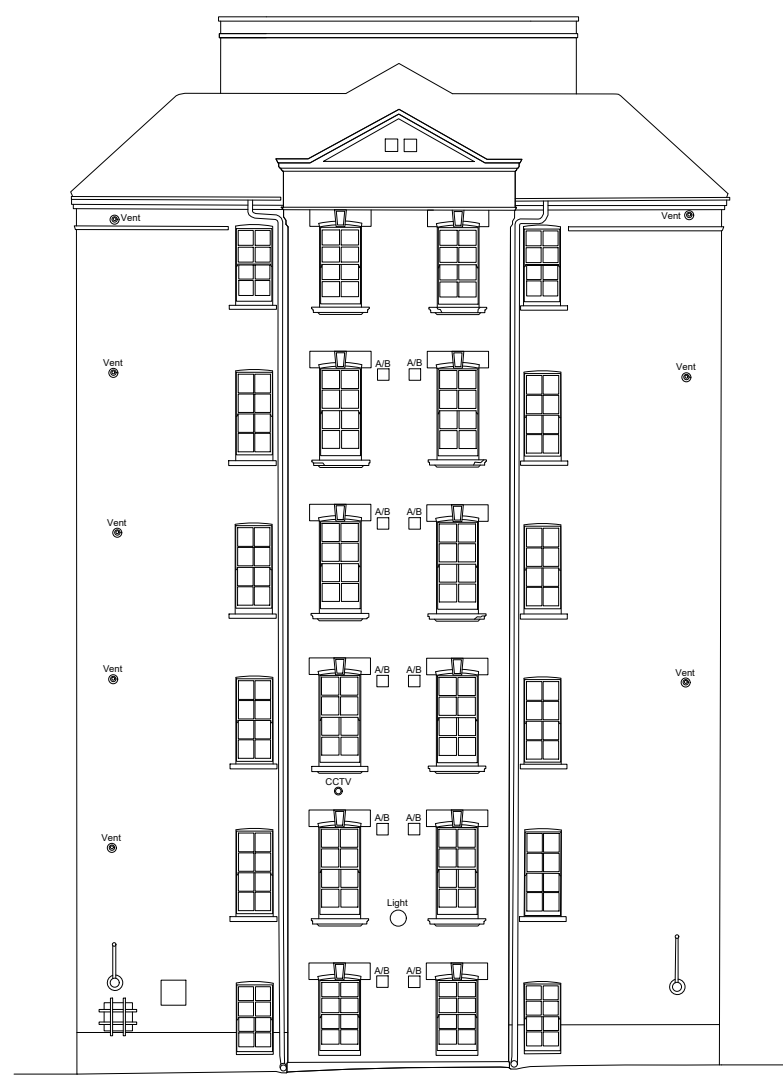
Elevation 5



Elevation 6



Elevation 7



Elevation 8

Stepney Green Court - Block D, E and F

Proposed Elevations 5, 6, 7 and 8

CLIENT NAME Industrial Dwellings Society				PROJECT Stepney Green Court Window Replacement Scheme			
PROJECT ADDRESS Stepney Green Court London E1 3LN				TITLE Proposed Elevations 5, 6, 7 and 8			
				SUITABILITY CODE Planning			
SCALE 1:150 @ A1		DRAWN CV	CHECKED FH	APPROVED CJ		DATE 27/02/2025	
PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV/STAT
34315					T	06	A



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Elevation 9



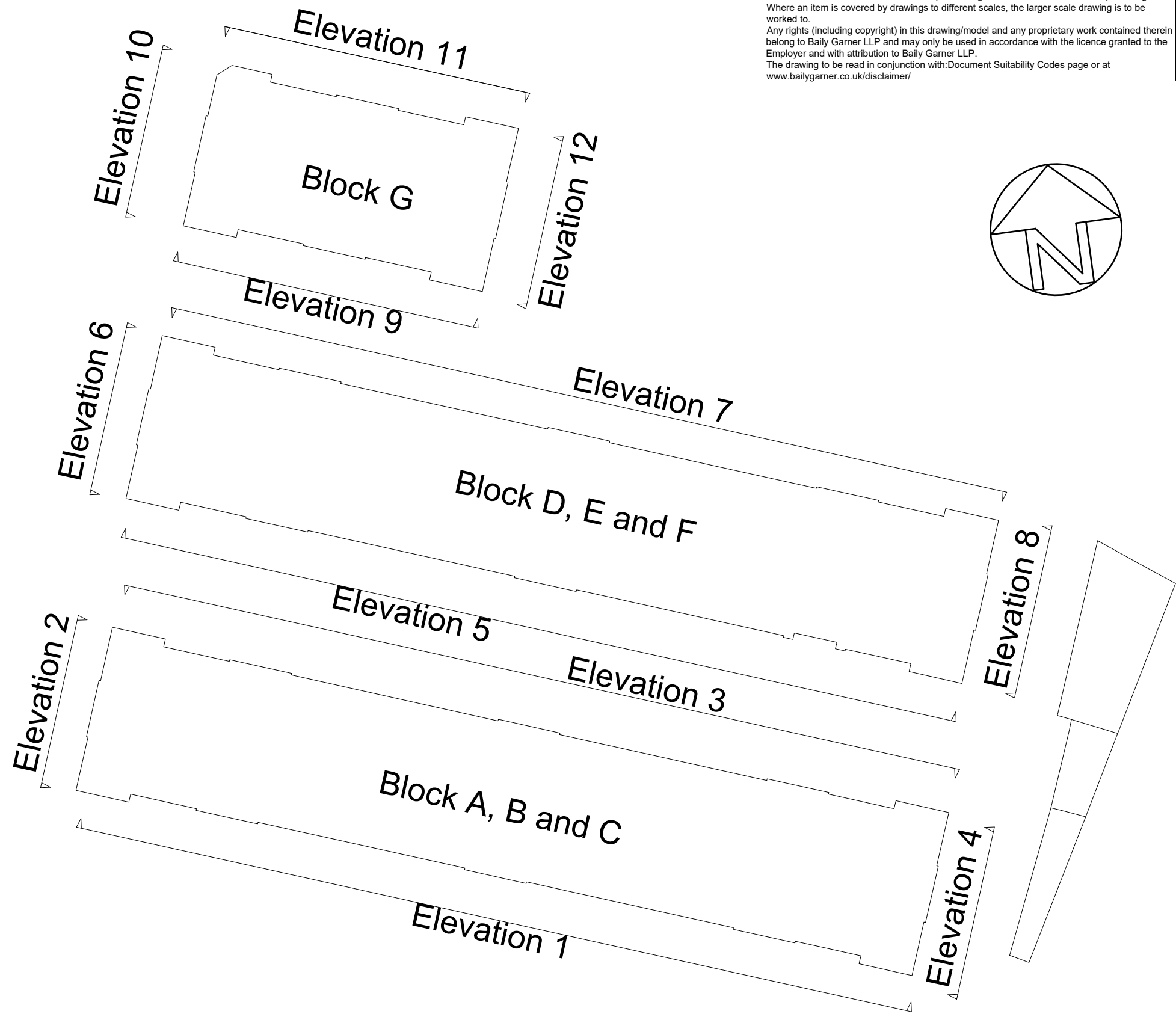
Elevation 10



Elevation 11



Elevation 12



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Stepney Green Court - Block G

Proposed Elevations 9, 10 , 11 and 12

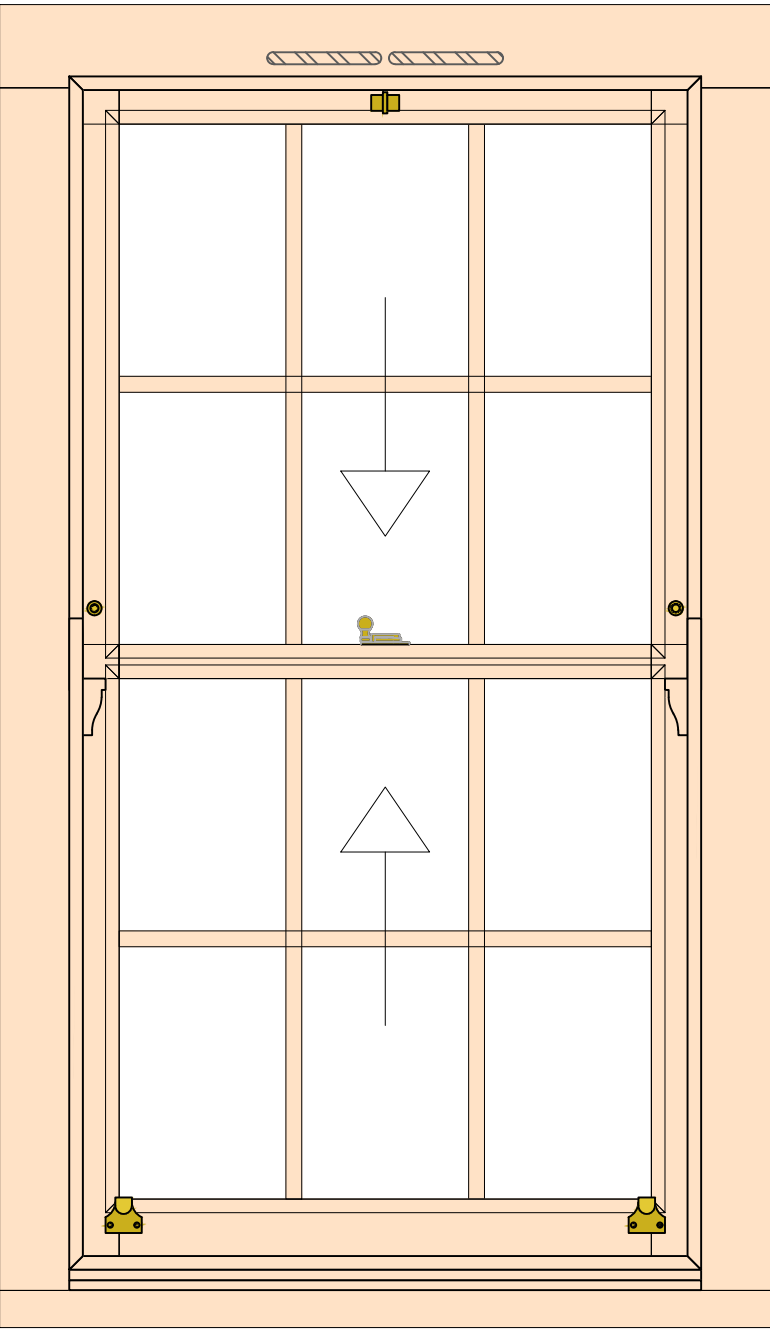
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PROJECT ADDRESS Stepney Green Court London E1 3LN				TITLE Proposed Elevations 9, 10, 11, and 12			
SCALE 1:100 @ A1				DATE 27/02/2025			
PROJ NO	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE	DRW NO	REV STAT
34315					T	07	A



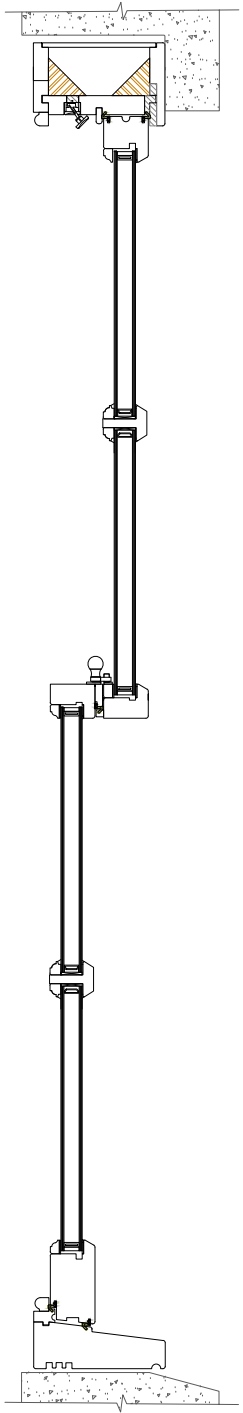
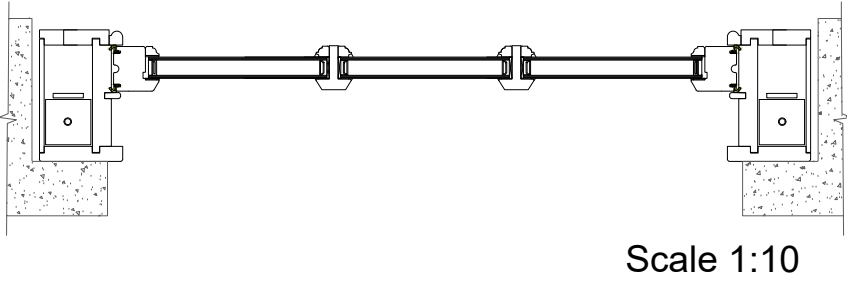
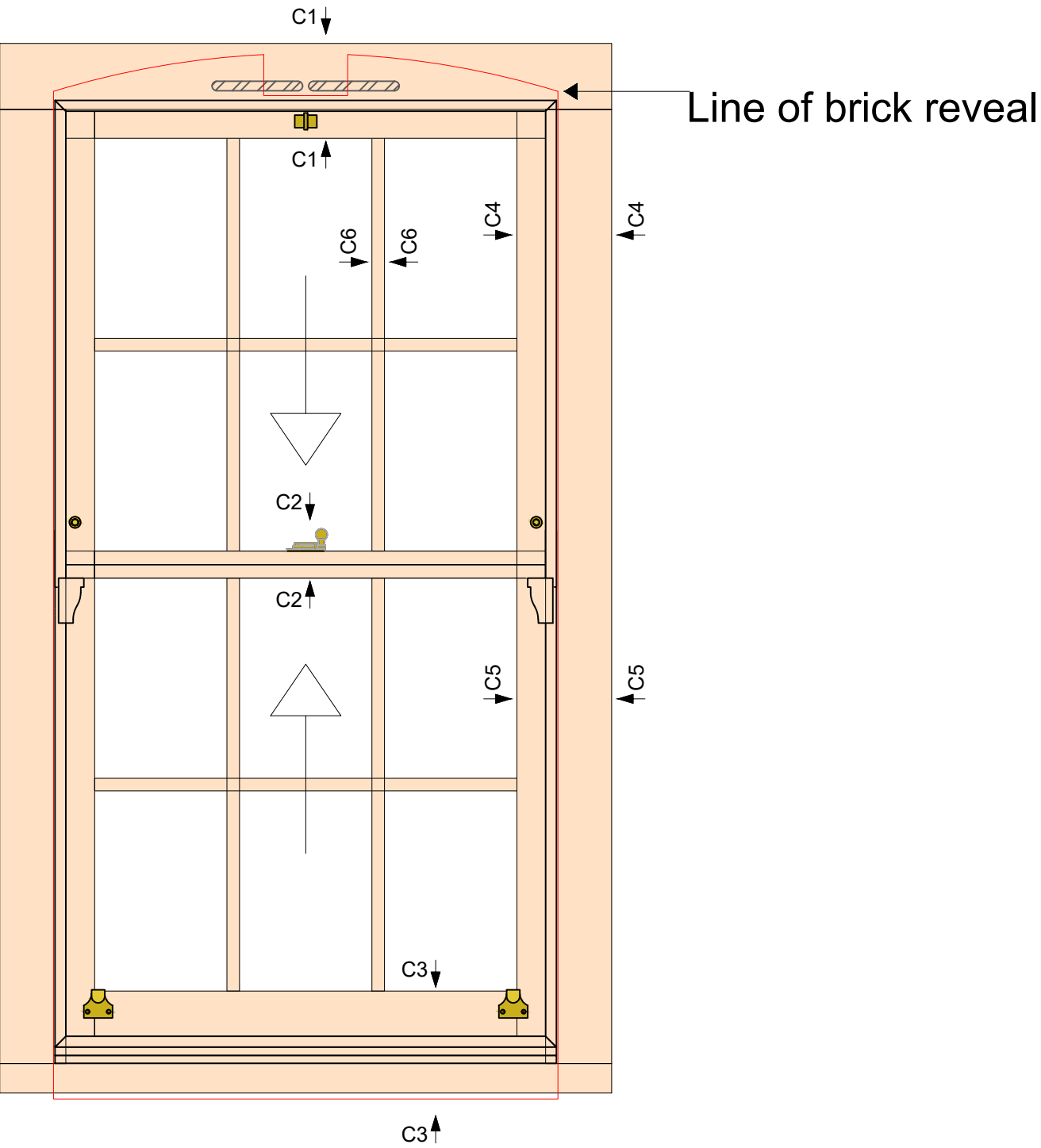
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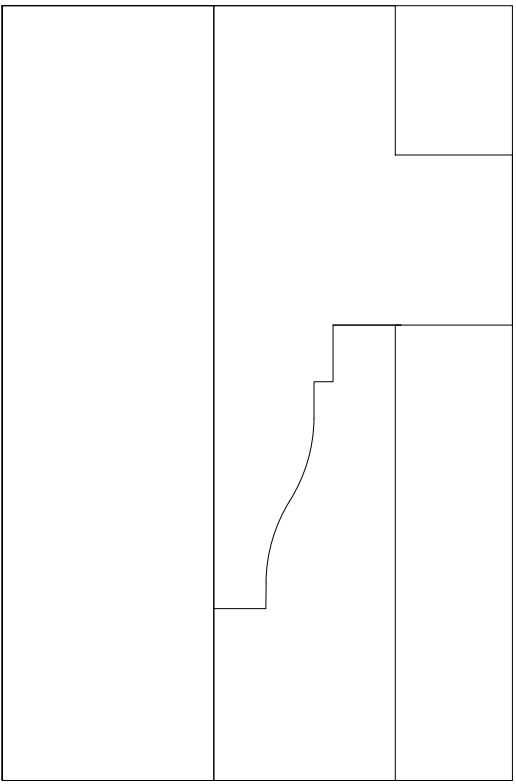
View from inside (scale 1:10)



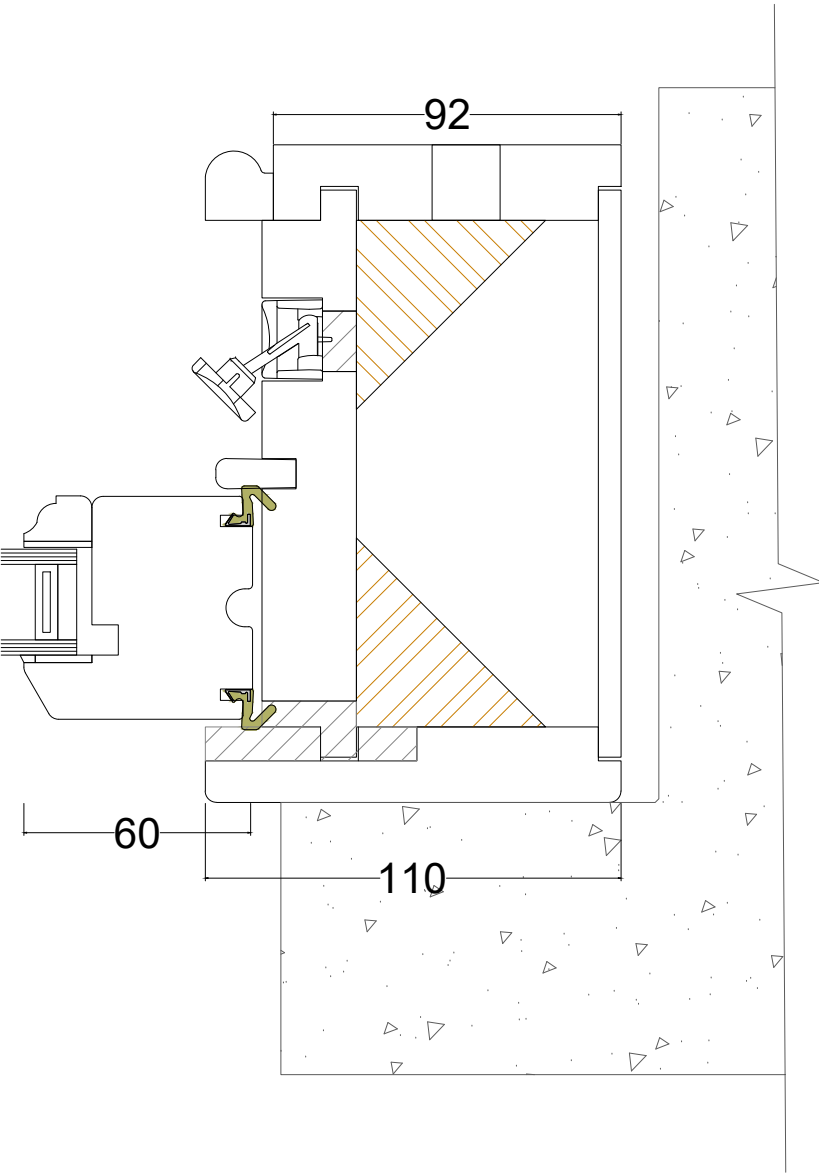
View from outside (scale 1:10)



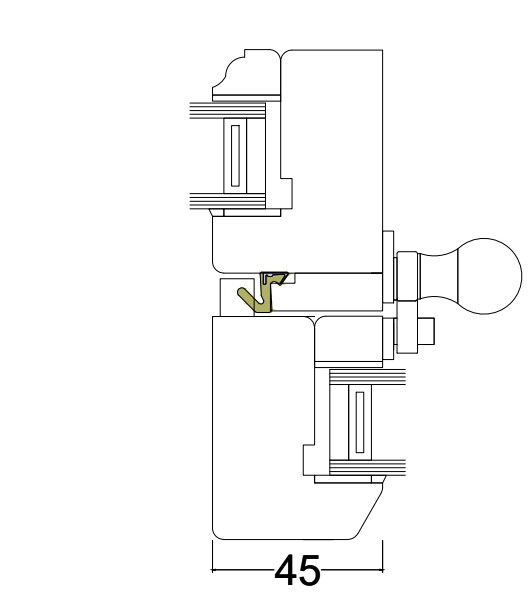
Horn Detail (scale 1:2)



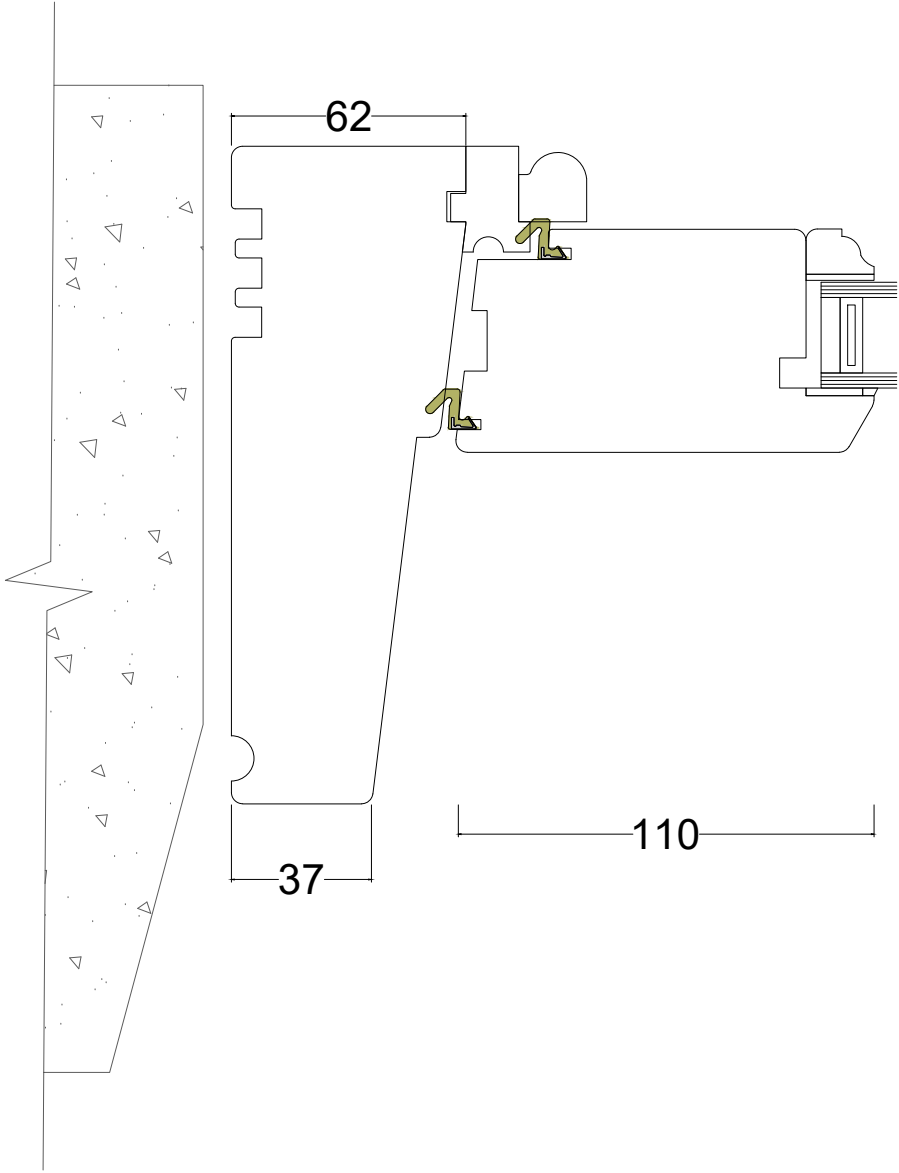
Head Section C1 (scale 1:2)



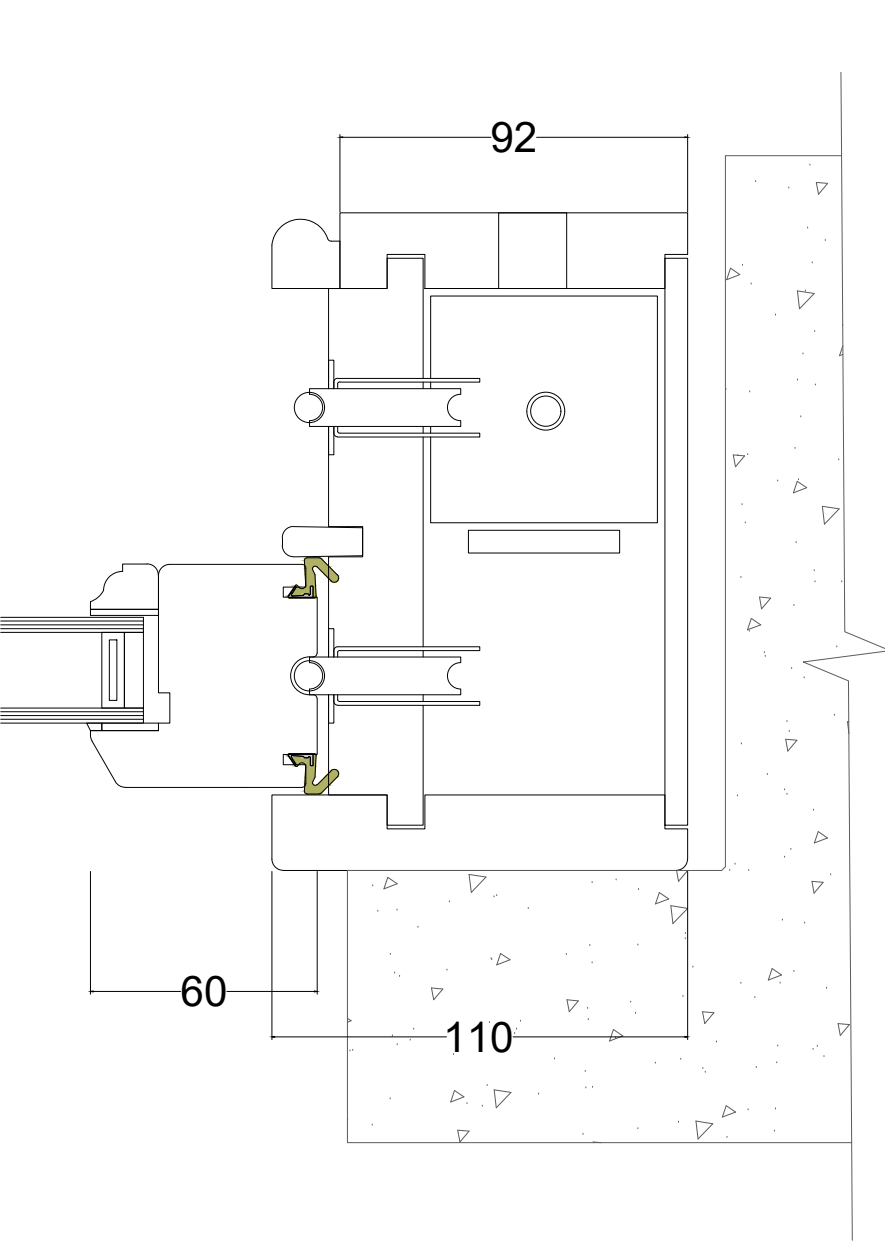
Meeting Rail Section C2 (scale 1:2)



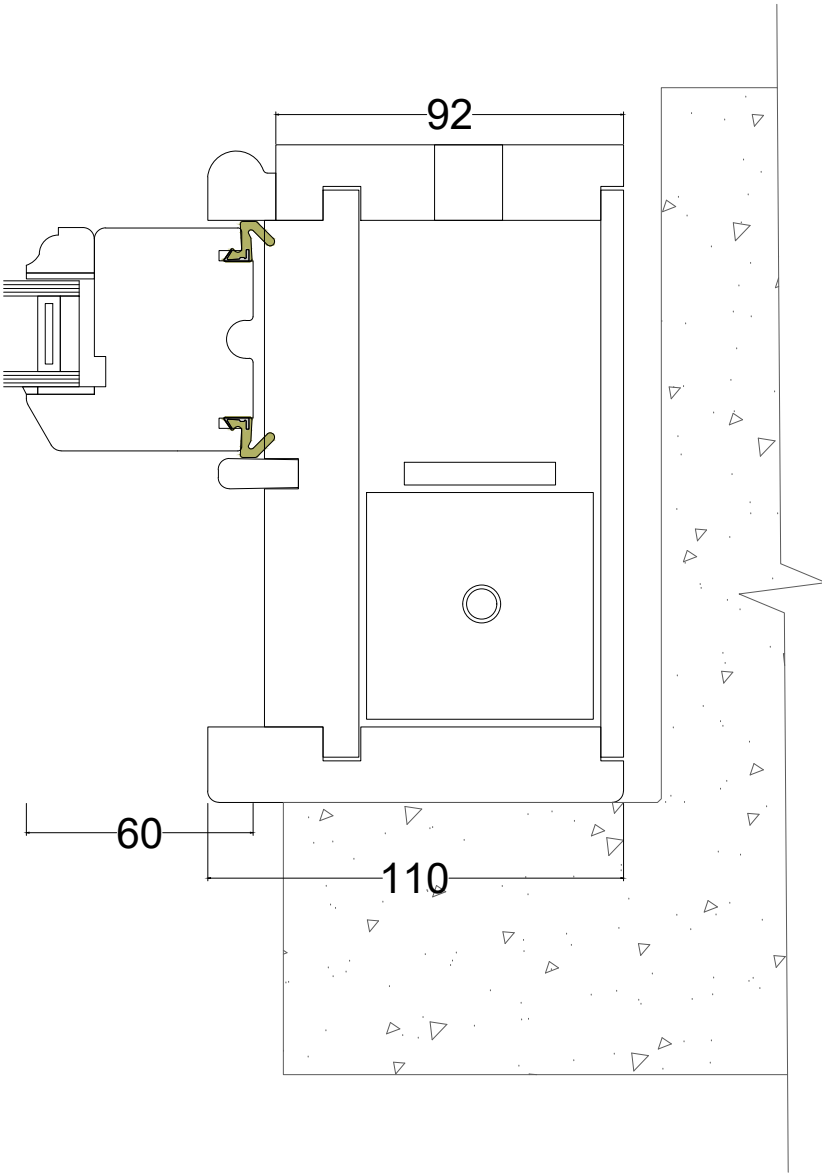
Cill Section C3 (scale 1:2)



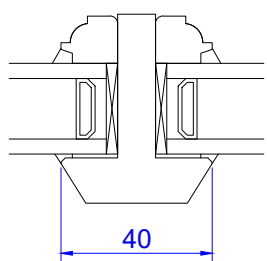
Upper Jamb Section C4 (scale 1:2)



Lower Jamb Section C5 (scale 1:2)



Solid Glazing Bar Section C6 (scale 1:1)



Proposed windows to feature integral glazing bars.
Subject to contractors design.

Note that white coloured spacer to be used to the double glazing.

Typical Section Detail of Window

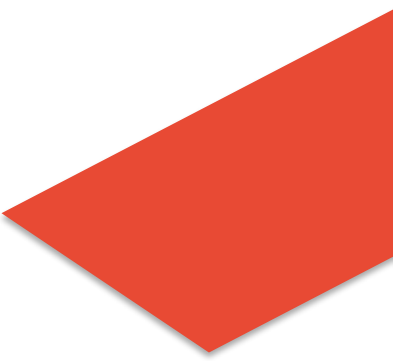
CLIENT NAME	Industrial Dwellings Society	PROJECT	Stepney Green Court Window Replacement Scheme
PROJECT ADDRESS	Stepney Green Court Stepney Green London, E1 3LJ	TITLE	Typical Section Detail
SUITABILITY CODE	Tender		

SCALE: As Shown @ A1		DRAWN CV	CHECKED CJ	APPROVED			DATE 24/03/2024	
PRJNO 34315	AUTHOR	VOLUME	LEVEL	DOCTYP	ROLE T	DRAWN 09	REV STAT	REVNO A

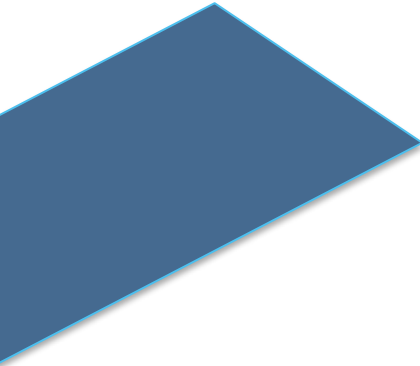


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APPENDIX D



Door Entry System Performance Specification



Performance Specification for Door Entry System

Door Entry Systems

To provide a vandal resistant audio only door entry system (building intercom) in accordance with BS EN 62820 to the acceptance of the Employer such as manufactured by Entrotec Limited or equal/approved by the Contract Administrator.

Door entry systems shall generally comply with the following and be compatible with PAC 512:

Door entry systems shall provide security to the main entrances and landing entrances to restrict access to dwellings.

Incorporate a vandal resistant stainless steel call panel with a stainless-steel speech grille, tamper resistant fixings and tight-fitting buttons, mounted adjacent to entrances.

Buttons shall not be capable of having razor blades inserted around their edges and additionally petroleum jelly shall be worked into the edges of buttons to prevent vandals using "Super – Glue".

Incorporate non-contact electronic fob reader externally and request to exit push button internally.

Fireman's drop key switch to release controlled doors, Mounted at high level, above the door entry panel.

Incorporate twin magnetic locks, with the top one monitored.

Be appropriate for residential use (e.g., housing, flats).

Comply with the requirements of the Secured by Design accreditation scheme and Approved Document Q.

Comply with the requirements of disability discrimination legislation.

Door entry systems should have ongoing economic replacement parts with Competitive costs

And should be available from most manufacturers/ suppliers to have parts carried by repairs engineers available to get the best possible first-time fix rate.

The face plate shall have all unit numbers clearly engraved adjacent to the buttons.

A separate stainless-steel plate shall be affixed as above, adjacent to the face plate giving callers clear instructions as to use.

The whole assembly shall be fully sealed against ingress of moisture, adverse weather conditions and arranged so that water ingress has no effect on the operation of the system.

A full height “T” shaped stainless-steel pick plate shall be provided to the closing edge of outward opening doors.

Where fire alarm installations or smoke detectors are employed, these shall activate the installation when in operation.

Electrical wiring to face plates and locks shall either be hidden within the structure of door or protected by metal sheathing.

For the door entry system, allow to wire from an individual MCB within the consumer unit and fit adjacent to the equipment a MK Metal clad Switched-Fused Connection Unit (or similar approved) as required.

A linked phone handset shall be installed internally within the flat. The visitor can automatically grant access via maglock control. All cabling shall be concealed. All cabling shall be completed in full compliance with the latest iteration of the IET Wiring Regulations.

Each separate unit shall have a telephone type handset and secure wall mounted cradle affixed 1350mm from finished floor level. Units shall have an indicator light denoting whether the door is open or closed, a push button release mechanism and the position of the handset shall be agreed with the Employer.

Systems shall incorporate a time-out facility to handsets when not properly re-set and a mains rectifier unit with battery backup and trickle charge. The system must use low voltage wiring neatly run-in trunking or ducting as appropriate and the location of equipment shall be agreed with the Employer.

The system if applicable shall interface with the sites fire detection and alarm systems. In the event of a building evacuation power to all secure doors shall be disconnected and the released.

Mounting Height:

Where door entry systems are installed, they should, where practicable, be located by the latch side of the door, either on the door face or on the adjacent wall. The activation pad should be positioned within 200mm of the door frame (or aperture where there is a glazed façade).

The fob reader shall be mounted in accordance with BS 8300 and Approved Document M.

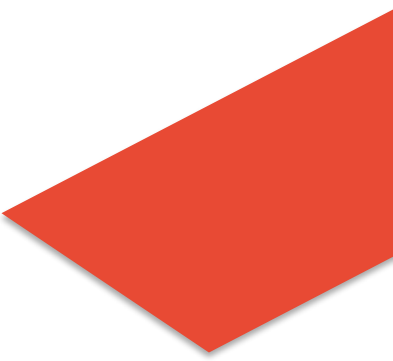
Confirm all mounting heights with the Employer prior to installing system(s).

Locks and Ironmongery

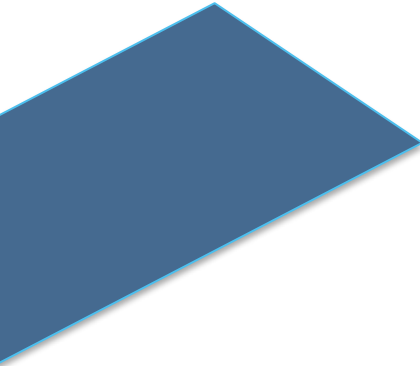
Each door shall have an electrically operated lock keep which is certificated as part of the door set, with two keys per unit and two keys for the Landlord. Keys shall be compatible with the front entrance doors.

Building entrance doors shall be secured by slim profile electromagnetic locking devices to BS EN 14846 with a minimum holding force of 250kg. Doors shall be provided with an overhead closer which shall be sufficient to close the door (NB: should additional devices or allowance for air movement be required within the communal area, these shall be accommodated at no extra cost). A quick release catch shall be provided to the door internally and glazing shall be reduced to a minimum in particular, away from locks and releases.

APPENDIX E



Redland Pitched Roof Specification



Required Products List for SpecMaster Guarantee

The Redland 15 Year SpecMaster Guarantee for this project is only valid if the following list of Redland products is purchased and installed in accordance with Redland fixing instructions and the NBS-based specification clauses in the next section. Substitution of any of the listed Redland products without written prior approval from Monier Redland Limited will invalidate the SpecMaster Guarantee.

Zone 1 – Upper Mansard Roof

Code	Description
10001700	49 Tile
10002797	Divoroll Elite 200 2S (50m x 1.5m)
20001204	Continuous Hip (Fenland/49 Tile 5m)
10002810	HR Continuous Ridge (Profile Tiles 5m)
20001276	Rapid Eaves 2 in 1 Eaves Tray (1m)
20001224	Dry Valley (High Profile)
10002485	HR Ridge Without Nail Hole (450mm)
10002221	Third Round Hip With Nail Hole (450mm)
11000230	Innofix Clips - Light Orange (Pack of 250)
10003245	Kro-clips (Pack 50)
20001153	Eave Clips (Pack of 100) (49/Duoplain/Westminster)
20001177	50mm long x 3.35mm diameter Aluminium Alloy Clout Nails
10002188	ThruVent 4.5k (49 Tile)

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Registered Office Monier Redland Limited, BMI House, 2 Pitfield, Kiln Farm, Milton Keynes, MK11 3LW

Zone 2 – Lower Mansard Roof

Code	Description
10001760	Cambrian Slate
10001772	LH Verge Slate and a Half (Cambrian)
10001764	Slate and a Half (Cambrian)
10002797	Divoroll Elite 200 2S (50m x 1.5m)
20001397	Slate Clips (pack of 100 + 210 nails) (Cambrian)
20001396	Verge/Valley Clips (pack of 20 + 40 nails) (Cambrian)

Other products referenced in this specification that are not listed in above Required Products List for SpecMaster Guarantee can be sourced from other manufacturers.

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Zone 1 – Upper Mansard Roof

H65 SINGLE LAP ROOF TILING

- To be read with Preliminaries/General conditions.
- REDLAND TECHNICAL SOLUTIONS
- It is a condition of the SpecMaster guarantee for this project that the works are carried out entirely in accordance with this SpecMaster specification and in accordance with Redland advice and instructions using normal standards of good workmanship and the requirements of British Standards for slating and tiling (BS 5534 and BS 8000 - Part 6). Failure to comply with this condition will invalidate the guarantee (see terms and conditions of SpecMaster guarantee).

TYPE(S) OF TILING

120 CONCRETE PROFILE ROOF TILING

- Base: Trussed Rafters at 450 mm centres (Estimated).
- Pitch: 23° (Estimated).
- Insulation: Insulation Between Joists.
- Rigid Sarking: Sawn Softwood Boards With Gaps.
- Underlay: Divoroll Elite 200 2S (50m x 1.5m) (10002797).
Lay as clause 240 Lay underlay to provide a drape between the rafters or supports sufficient to ensure that any water discharges away from the batten fixing holes at the rafters or supports and allows it to drain into the eaves gutter. Contact between the underlay and the underside of the roof covering should be avoided both during and following installation. A maximum drape of approximately 15 mm avoids noise nuisance caused by excessive flapping of the underlay under wind action, and prevents the transfer of wind loads to the roof covering for which it has not been designed to resist.
Minimum horizontal lap: 150 mm.
- Counterbattens: As clause 246, size 50 x 25 mm.
- Fix at centres coinciding with supports, marking positions of latter at top edges and eaves before laying underlay. Fix counterbattens at not more than 300 mm centres using 65mm long x 3.35mm diameter Galvanised Smooth Round Nails.
- Battens: As clause 245, size 50 x 25 mm.
- Joints must not occur more than once in any group of four battens on any one support. Fix each batten to each support, splay nailing at ends, using 65mm long x 3.35mm diameter Galvanised Smooth Round Nails.
- Tiles: Redland 49 Tile (10001700).
Colour: Rustic Red.
Size: 382 x 226 mm.
Headlap: Minimum 100 mm, maximum 125 mm.

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- **Fixing Recommendation:**
All tiles must be clipped. In addition, all tiles at the perimeter of the roof must also be nailed using 50mm long x 3.35mm diameter Aluminium Alloy Clout Nails.
In addition to nails or screws as specified above, tile clips (or double battening clips), eaves clips, verge clips, or Kro-clips should be used as a second fixing for the perimeter tiles where appropriate. At hips, verges or side abutments a Redland dry hip, dry verge or side abutment flashing (i.e. Wakaflex Rapid Flashing) can act in lieu of a clip fixing providing one of the two fixings required.
- See clause 275 for more detailed information on fixing.
- This construction is rated A+ in the 2008 BRE Green Guide to Specification.

TILING GENERALLY

205 MANUFACTURERS INFORMATION

- Check the supporting roof structure to be roofed upon is in a suitable state to receive roof covering. It must be free from harmful conditions such as timber rot and must be structurally sound. Monier Redland Limited cannot be held responsible for problems with roof performance caused by pre-existing conditions that are not discovered and corrected prior to any roofing works.
- It is your responsibility to ensure the submitted information on which this specification is based is correct; often information has to be assumed due to lack of clarification until the roofing works commence on site.
- Comply with Redland fixing instructions for each product. Check that this is the current edition of the fixing instructions; if not consult Redland Technical Solutions and draw to the attention of the CA any relevant technical changes.

210 BASIC WORKMANSHIP

- Set out to give true lines and regular appearance fitting neatly at all edges, junctions and features. Fix roof covering to make the whole roof sound and weathertight at the earliest opportunity. Repair any defects as quickly as practicable to minimise damage and nuisance. Keep gutters and pipes free of debris and clean out at completion

240 UNDERLAY

- Handle carefully to prevent tears and punctures and repair with adhesive tape any which do occur.
- Vertical laps not less than 100 mm wide, coinciding with supports. Horizontal laps of the dimensions specified.
- Where a horizontal lap occurs the lap should be sealed using the integral double glue strips provided; peel off the protective backing and press the glue strips firmly together using the hand to form a sealed joint.
- Fix with extra large head fixings, keeping the number of perforations to a minimum.
- Where pipes and other components penetrate the underlay, use proprietary underlay seals.

245 BATTENS

- Sawn softwood, species to BS 5534, clause 4.11.1. Grading: To BS 4978, clause 5 or 9. Moisture content not more than 22% at time of fixing.
- To be in straight horizontal lines aligned on adjacent areas with battens to be fully supported over no less than 3 supports.
- Batten joints to be square cut and butted centrally on supports.
- Preservative Treatment: In accordance with BS 8417, being suitable for Hazard Class 2.

246 COUNTERBATTENS

- Sawn softwood, species to BS 5534, clause 4.11.1. Grading: To BS 4978, clause 5 or 9. Moisture content not more than 22% at time of fixing.
- Preservative Treatment: In accordance with BS 8417, being suitable for Hazard Class 2.
- Batten joints to be square cut and butted centrally on supports.

275 TILE FIXING

- Lay tiles straight bond in even courses with tails aligned
- Nail Tiles using 50mm long x 3.35mm diameter Aluminium Alloy Clout Nails (20001177)
- Clip Tiles using Innofix Clips - Light Orange (Pack of 250) (11000230)
- Use Eaves clips (20001153)
- Use Kro-clips (Pack 50) (10003245)

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EDGES/JUNCTIONS/FEATURES

305 GENERALLY

- Ensure that related trades are provided with all relevant information relating to carpentry and other work, etc. Before starting work ensure that previous related work is complete and in accordance with the project documents.
- Form all details using the specified and Redland recommended fittings and accessories: do not improvise without approval.
- Please be aware that this SpecMaster specification complies with the minimum requirements set out in British Standards so as to conform with Building Regulations. For certain projects such as new housing there may be additional non-regulatory technical requirements from third-party insurers that have to be satisfied. For existing properties and renovation works there may be additional requirements ultimately determined by local building control that are not stated within this document. It is your responsibility to check what if any non-regulatory or local requirements exist for your project and ensure they are complied with.
- Fittings and accessories to be supplied by Redland to match tile colour and finish unless specified otherwise.
- Cut tiles only where necessary with an appropriate tool to give straight, clean edges.
- Note also that the free edge of a lead flashing must always be adequately fixed typically using clips: The material used for the clips, their spacing and, most important, the method of fixing will depend on the site exposure. Furthermore, ensure that any widths of lead or laps in the lead work either horizontal laps or side laps over lead or the tiles are sufficient for the application, roof pitch, and site exposure. Please note that in the clauses in this section the laps specified assume a moderate site exposure e.g. for side abutments and other similar details it may be necessary to increase side laps from 150mm to a minimum of 200mm. It is your responsibility to check that the appropriate specification and fixing of lead is selected for the project site. As soon as practical, a smear coating of patination oil should be applied to the lead evenly in one direction and in dry conditions. For specific advice on any of these issues contact the Lead Sheet Training Academy (LSTA). Tel 01622 872432.
- A roof maintenance program, as recommended by the RTA should be built into any contract. More information can be requested from our technical department.

325 FIRE SEPARATING WALLS

- Ensure that separating wall is cut on the rake 25-50 mm below top of adjacent rafters.
- Fill space over top of wall with layers of mineral fibre quilt so that when underlay and battens are laid it is lightly compressed. Tuck edges of quilt between edges of wall and adjoining rafters.
- Lay 300 mm wide pads of mineral fibre quilt thick enough to seal all gaps cut to fit snugly between battens.
- For boxed eaves completely seal air paths in the plane of the separating wall with 50 mm wire reinforced mineral fibre nailed to sides of rafters and carefully cut to shape.

346 EAVES UPVC FASCIA – Option 1

- Ensure all tiles are laid in an even and level plane.
- Fix an additional fixing batten at the bottom of the eaves course above the upper mansard
- Rapid Eaves 2 in 1 Eaves Tray (1m) (20001276).
- Rigid sarking and counterbattens must terminate immediately below first tiling batten.
- Fix all tiles in the eaves course with eaves clips (20001153), using appropriate size nails.
- Fix all tiles in the eaves course with tails projecting 50 mm.

347 EAVES PITCHED TO FLAT – Option 2

- Ensure that top of timber batten is fixed at the correct height to ensure all tiles are laid in an even and level plane.
- Fix continuous tilting fillet to support underlay at eaves to prevent water retaining troughs ensuring all tiles lay in the same plane.
- Rigid sarking and counterbattens must terminate immediately below first tiling batten.
- Fix all tiles in the eaves course with eaves clips (20001153), using appropriate size nails.
- Fix all tiles in the eaves course with tails projecting 50 mm.

530 CONTINUOUS HIP

- Overlap underlay courses at the hip line by not less than 150 mm.
- Fix batten(s) to top of hip rafter to a height level with top of counterbattens.
- Fix 50 x 50 mm high batten full length of hip on spacer blocks provided.
- Cut tiles neatly to rake.
- For Plan Angles at 90°:
Hip tiles: Third Round Hip With Nail Hole (450mm) (10002221).
Colour: Rustic Red.
- Use head and tail clips as necessary to secure cut tiles either side of hip.
- Cover with Continuous Hip Pack (20001204), including Hip Support Tray.

601 REDLAND DRY VALLEY

- Fix 6 mm WBP plywood sheathing valley boards over top of rafters.
- Lay a single strip of underlay, full width of valley boards, up centre of valley.
- For Plan Angles from 0° to 180° and areas draining up to 100m²
- Fix Dry Valley (High Profile) (20001224) locating it centrally over the valley support boards.
- Trim roof underlay between outer water bars of Dry valley either side of central upstand and mitre cut tiling battens as required.
- Ensure Dry Valley extends into eaves gutter by 50 mm or provide an appropriate saddle at intersection junction.
- Cut tiles neatly to central upstand of Dry Valley.

660 LEAD SIDE ABUTMENT

- Turn underlay not less than 50 mm up abutment.
- Closely fit tiles to abutment, cutting as necessary.
- Ensure that lead flashing is dressed closely over one complete roll and pan of tile.

675 LEAD TOP EDGE ABUTMENT

- Turn underlay not less than 50 mm up wall at abutment.
- Fix top course of tiles closely to abutment.
- Ensure that lead apron flashing is dressed closely over tiles by not less than appropriate amount required.

720 CONTINUOUS VENTED RIDGE

- Ensure that rigid sarking and underlay are finished short of apex to allow a 10 mm airgap and that counterbattens are extended to form an apex to support the ridge tree batten.
- Fix 38 mm wide ridge batten to each counterbatten with fixing straps provided. Form ridge batten from 38 x 25 mm tiling battens pre-nailed together. Height of ridge batten should ensure a wood screw penetration of not less than 15 mm.
- Fix top course of tiles.
- Ridge tiles: HR Ridge Without Nail Hole (450mm) (10002485).
Colour: Rustic Red.
- Fix using Continuous Ridge Pack (10002810).

800 CHANGE OF ROOF PITCH

- Fix timber tilting fillet to support flashing.
- Mansard: Fix lead flashing to batten to dress over tilting fillet and over course of tiles below change of roof pitch by appropriate amount.

810 JUNCTIONS

- Fix a lead saddle to provide a weathertight detail at each:
- Junction of ridge with one hip.
- Junction of ridge with valley.
- Junction of ridge with abutment.
- Top of two valleys.
- Junction of Pitched Roof with Flat Roof.

840 ROOF SLOPE VENTILATORS

- Fix ThruVent 4.5k (49 Tile) (10002188), with underlay seal, to ventilate roof space as follows:
- Eaves: Flat To Pitched Bottom Edge, in lowest course clear of insulation at 450 mm centres.
- Mansard Junction, in second/third tile course above.

855 ROOF SLOPE TERMINALS

- Soil Vent Pipe Terminals: Lead Slate.
- Mechanical Extract Terminals: Lead Slate.
- Gas Flue Terminals: Lead Slate

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Zone 2 – Lower Mansard Roof

H65 SINGLE LAP ROOF TILING

- To be read with Preliminaries/General conditions.
- REDLAND TECHNICAL SOLUTIONS
- It is a condition of the SpecMaster guarantee for this project that the works are carried out entirely in accordance with this SpecMaster specification and in accordance with Redland advice and instructions using normal standards of good workmanship and the requirements of British Standards for slating and tiling (BS 5534 and BS 8000 - Part 6). Failure to comply with this condition will invalidate the guarantee (see terms and conditions of SpecMaster guarantee).

TYPE(S) OF TILING

165 RECONSTITUTED SLATE VERTICAL TILING

- Base: Masonry.
- Underlay: Divoroll Elite 200 2S (50m x 1.5m) (10002797).
Lay as clause 240 directly over wall.
Minimum horizontal lap: 150 mm.
- Counterbattens: As clause 246, size 50 x 25 mm.
- Drill and plug masonry and fix with stainless steel screws at not more than 300 mm centres.
- Battens: As clause 245, size 50 x 25 mm.
- Joints must not occur more than once in any group of four battens on any one support. Fix each batten to each support, splay nailing at ends, using 65mm long x 3.35mm diameter Galvanised Smooth Round Nails.
- Tiles: Redland Cambrian Slate (10001760).
Colour: Slate Grey.
Size: 300 x 336 mm.
Headlap: Minimum 50 mm, maximum 90 mm.
- **Fixing Recommendation: All slates must be twice nailed using 30mm long x 2.65mm diameter Stainless Steel Ring Shank Nails and clipped.**
- See clause 275 for more detailed information on fixing.

TILING GENERALLY

205 MANUFACTURERS INFORMATION

- Check the supporting roof structure to be roofed upon is in a suitable state to receive roof covering. It must be free from harmful conditions such as timber rot and must be structurally sound. Monier Redland Limited cannot be held responsible for problems with roof performance caused by pre-existing conditions that are not discovered and corrected prior to any roofing works.
- It is your responsibility to ensure the submitted information on which this specification is based is correct; often information has to be assumed due to lack of clarification until the roofing works commence on site.
- Comply with Redland fixing instructions for each product. Check that this is the current edition of the fixing instructions; if not consult Redland Technical Solutions and draw to the attention of the CA any relevant technical changes.

210 BASIC WORKMANSHIP

- Set out to give true lines and regular appearance fitting neatly at all edges, junctions and features. Fix roof covering to make the whole roof sound and weathertight at the earliest opportunity. Repair any defects as quickly as practicable to minimise damage and nuisance. Keep gutters and pipes free of debris and clean out at completion

240 UNDERLAY

- Handle carefully to prevent tears and punctures and repair with adhesive tape any which do occur.
- Vertical laps not less than 100 mm wide, coinciding with supports. Horizontal laps of the dimensions specified.
- Where a horizontal lap occurs the lap should be sealed using the integral double glue strips provided; peel off the protective backing and press the glue strips firmly together using the hand to form a sealed joint.
- Where pipes and other components penetrate the underlay, use proprietary underlay seals.

245 BATTENS

- Sawn softwood, species to BS 5534, clause 4.11.1. Grading: To BS 4978, clause 5 or 9. Moisture content not more than 22% at time of fixing.
- To be in straight horizontal lines aligned on adjacent areas with battens to be fully supported over no less than 3 supports.
- Batten joints to be square cut and butted centrally on supports.
- Preservative Treatment: In accordance with BS 8417, being suitable for Hazard Class 2.

246 COUNTERBATTENS

- Sawn softwood, species to BS 5534, clause 4.11.1. Grading: To BS 4978, clause 5 or 9. Moisture content not more than 22% at time of fixing.
- Preservative Treatment: In accordance with BS 8417, being suitable for Hazard Class 2.
- Batten joints to be square cut and butted centrally on supports.

275 TILE FIXING

- Lay tiles broken bond in even courses with tails aligned
- Nail Tiles using 30mm long x 2.65mm diameter Stainless Steel Ring Shank Nails
- Clip and Nail Tiles using Slate Clips (pack of 100 + 210 nails) (Cambrian) (20001397)
- Use Verge clips left hand (20001396)
- Use Verge clips right hand (20001396)

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EDGES/JUNCTIONS/FEATURES

305 GENERALLY

- Ensure that related trades are provided with all relevant information relating to carpentry and other work, etc. Before starting work ensure that previous related work is complete and in accordance with the project documents.
- Form all details using the specified and Redland recommended fittings and accessories: do not improvise without approval.
- Please be aware that this SpecMaster specification complies with the minimum requirements set out in British Standards so as to conform with Building Regulations. For certain projects such as new housing there may be additional non-regulatory technical requirements from third-party insurers that have to be satisfied. For existing properties and renovation works there may be additional requirements ultimately determined by local building control that are not stated within this document. It is your responsibility to check what if any non-regulatory or local requirements exist for your project and ensure they are complied with.
- Fittings and accessories to be supplied by Redland to match slate colour and finish unless specified otherwise.
- Cut slates only where necessary with an appropriate tool to give straight, clean edges.
- Note also that the free edge of a lead flashing must always be adequately fixed typically using clips: The material used for the clips, their spacing and, most important, the method of fixing will depend on the site exposure. Furthermore, ensure that any widths of lead or laps in the lead work either horizontal laps or side laps over lead or the slates are sufficient for the application, roof pitch, and site exposure. Please note that in the clauses in this section the laps specified assume a moderate site exposure e.g. for side abutments and other similar details it may be necessary to increase side laps from 150mm to a minimum of 200mm. It is your responsibility to check that the appropriate specification and fixing of lead is selected for the project site. As soon as practical, a smear coating of patination oil should be applied to the lead evenly in one direction and in dry conditions. For specific advice on any of these issues contact the Lead Sheet Training Academy (LSTA). Tel 01622 872432.
- A roof maintenance program, as recommended by the RTA should be built into any contract. More information can be requested from our technical department.

327 FIRE BARRIERS

- Ensure that fire-stopping material is provided behind the slates, when required.

920 TOP EDGE

- Fix top course of slates closely to abutment.
- Secure a lead flashing under abutment and dress down over slates by not less than 150 mm.

930 SIDE ABUTMENT

- Chase abutment wall and insert a lead flashing. Return flashing by not less than 75 mm behind tiles overlapping underlay and battens and turn back to form a welt.
- Cut and fix Standard Slates and slate-and-a-half (10001764) neatly to abutment.
- Fix slates every course with verge clips (20001396) twice nailed to battens with 30 x 2.65 mm stainless steel ring shank nails.

955 LEAD GUTTER INTERNAL ANGLE

- Ensure that WBP plywood is fixed into angle to provide full support for lead corner.
- Dress lead around corner, finish with upstand against clip batten.
- Cut and fix Standard Slates and slate-and-a-half (10001772) alternately to left-hand side of corner and Left Hand Verge slate-and-a-half (10001772) in alternate courses to right hand side of corner.
- Fix slates every course with verge clips (20001396) twice nailed to battens with 30 x 2.65 mm stainless steel ring shank nails.

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GENERAL NOTES

The fixing specification complies with the requirements of the following standards:

BS EN 1991-1-4:2005 + A1:2010, Eurocode 1 - Actions on structures, Part 1-4: General actions - Wind actions;

NA to BS EN 1991-1-4:2005 + A1:2010, UK National Annex to Eurocode 1 - Actions on structures, Part 1-4: General actions - Wind actions;

BS 5534:2014 + A2:2018, Slating and tiling for pitched roofs and vertical cladding - Code of practice.

BS 5534 requires that perimeter tiles are mechanically fixed using a minimum of two fixings (subject to meeting the wind loading requirements), one of which can be a tile clip, adhesive, suitable dry hip or dry verge system where appropriate. To avoid the use of small pieces of cut tiles, which are difficult to fix, double tiles, tile-and-a-half or half tiles should be used where available. Small pieces (less than half tile width) of cut single lap tiles that cannot be fixed as above should be bonded or mechanically fixed to the adjoining full-width tile using C-clips (20001209) and Tail Clips (20001210/20001213), or secured using Kro-clips (20001142).

The specification is based upon the information provided by you and the correctness of this information remains your responsibility. On re-checking, should you find a need to revise your specification, please let us know and we will re-run the program and produce a revised fixing specification.

For practical reasons on site, the fixing recommendations have been consolidated into a simplified format where appropriate.

Standard building design values have been used for calculation of the probability factor. Should you wish to revise either of these values, again please let us know and we will re-run our computer based program and produce a revised fixing specification.

APPENDIX F

Product Literature

PRODUCT DATA SHEET

Sika MonoTop®-612

R4 HAND PLACED / WET SPRAY REPAIR MICROCONCRETE

PRODUCT DESCRIPTION

Sika® MonoTop-612 is a cement-based, one component low permeability repair microconcrete, containing silica fume and polymer, meeting the requirements of Class R4 of BS EN 1504-3.

USES

- For repairing all types of structures
- Suitable for application in Marine environments
- Horizontal, vertical and overhead repairs
- Hand applied repairs
- Spray applied repairs
- For exterior and interior use
- In place of R1, R2 & R3 mortars

CHARACTERISTICS / ADVANTAGES

- Pre bagged for quality
- Compatible with Sika® FerroGard® corrosion inhibitors
- Easy to mix and apply
- Low shrinkage
- Good mechanical properties
- Adjustable consistency
- Suitable for drinking water contact

APPROVALS / STANDARDS

Resistivity: Mott MacDonald Report No. 37423/DA/001.Rev A
Conforms to the requirements of BS EN 1504-3 R4 Classification

PRODUCT INFORMATION

Chemical Base	Portland cement, polymer redispersable powder, selected aggregates and additives	
Packaging	25kg Bag	
Appearance / Colour	Grey powder	
Shelf Life	6 months.	
Storage Conditions	Store in original unopened, sealed and undamaged packaging in dry and cool conditions.	
Density	Fresh mortar density: ~ 2.10 kg/l	
Maximum Grain Size	Dmax: 3 mm	
Soluble Chloride Ion Content	< 0.01%	
Compressive Strength	1 day ~ 23 MPa 7 days ~ 50 MPa 28 days ~ 55 MPa	(EN12190)
Modulus of Elasticity in Compression	~23 GPa	(EN13412)
Tensile Strength	28 days ~ 7-9 MPa	(EN12190)

Tensile Adhesion Strength	~ 3 MPa	
Restrained Shrinkage / Expansion	~ 2.5 MPa	(EN 12617-4)
Coefficient of Thermal Expansion	Coefficient $12.0 \times 10^{-6} \text{ m/m } ^\circ\text{C}$	(EN1770)
Reaction to Fire	Euro class A1	(EN 1504-3 cl 5.5)
Capillary Absorption	$0.15 \text{ kg.m}^{-2}.\text{h}^{-0.5}$	(EN 13057)
Electrical Resistivity	(4 Point Wenner)	
	RH%	Resistivity (kohm.cm)
	100	46
	81	90
	65	136
	44	176

SYSTEM INFORMATION

System Structure

Sika MonoTop®-612 is part of the range of Sika mortars complying with the relevant part of European Standard EN 1504 and comprising of:

Bonding Primer / Reinforcement

Corrosion Protection

Sika MonoTop®-610	Carbonation
SikaTop® Armatec® 110 EpoCem®	Chlorides

Repair Mortars

All Sika® MonoTop® and SikaCem®
Gunitite series

Smoothing Coat / Pore Filler

Sika MonoTop®-620	Normal use
Sikagard®-720 EpoCem®	Demanding requirements

Corrosion Inhibitor

Sika® FerroGard®-903+

Anti-Carbonation Protective Coatings

All Sikagard® Anti- Carbonation protective coatings

Mixing Ratio

Wet Spray Application: ~ 2.5 to 3.5 L of water for 25kg powder
Hand Application: ~ 2.5 to 3.2 L of water for 25kg powder

Consumption

This depends on the substrate roughness and thickness of layer applied.
As a guide, ~ 2.11 kg/m²/mm.

Layer Thickness

5.0 mm min. / 30 mm max.

Ambient Air Temperature

+5°C min. / +30°C max.

Substrate Temperature

+5°C min. / +30°C max.

Pot Life

~ 30-60 minutes (at +23°C)

APPLICATION INSTRUCTIONS

SUBSTRATE QUALITY / PRE-TREATMENT

Concrete:

The concrete shall be thoroughly clean, free from dust, loose material, surface contamination and materials which reduce bond or prevent suction or wetting by repair materials. De-laminated, weak, damaged and deteriorated concrete and where necessary sound concrete shall be removed by suitable mechanical or very high pressure waterblasting techniques. Tying wire fragments, nails and other metal debris embedded in the concrete should be removed where possible.

The edges where concrete is removed should be cut at a minimum angle of 90° to avoid undercutting and a maximum angle of 135° to reduce the possibility of debonding with the top surface of the adjacent sound concrete and should be roughened sufficiently to provide a mechanical key between the original material and Sika® Repair material. Ensure sufficient concrete is removed from around the full circumference of the reinforcement to allow application of the reinforcement corrosion protection coating (If required) and compaction of the repair material.

Steel Reinforcement:

Rust, scale, mortar, concrete, dust and other loose and deleterious material which reduces bond or contrib-

utes to corrosion shall be removed. Surfaces shall be prepared using abrasive blast cleaning or high pressure water-blasting techniques to a minimum standard of SA 2 (ISO 8501-1) If these types of techniques are not permissible contact Sika® Ltd for alternative options using hand preparation techniques and Galvanic Anodes.

Where exposed reinforcement is contaminated with chloride or other material which may cause corrosion, the reinforcement shall be cleaned by low pressure waterblasting before application of reinforcement corrosion protective coating.

Reference shall be made to EN1504-10 for specific requirements.

MIXING

Sika MonoTop®-612 can be mixed with a low speed (< 500 rpm) hand drill mixer or for machine application, using a force action mixer 2 to 3 bags or more at once depending the type and size of mixer. In small quantities, Sika MonoTop®-612 can also be manually mixed. Pour the recommended water in a suitable mixing container. While stirring slowly, add the powder to the water and mix thoroughly at least for 3 minutes adding additional water during the mixing time if necessary to the maximum specified amount and adjust to the required consistency.

APPLICATION

Reinforcement Corrosion Protection Coating:

Where a reinforcement coating is required the application of a repair mortar shall be applied wet on dry onto the reinforcement corrosion protection. Refer to the System Information above for compatible Sika products and refer to the relevant Product Data Sheet for more detailed information about the reinforcement corrosion product.

Bonding Primer:

On a well prepared and roughened substrate a bonding primer is generally not required for this product. When a bonding primer is required, refer to the System Information above for compatible Sika products and refer to the relevant Product Data Sheet for instructions. A small amount of Sika MonoTop®-612 can also be mixed slightly wetter than normal and used as a scratch coat to fill any deep cavities or pits in the base of the substrate. Any bonding primer shall be applied on a pre-wet substrate and subsequent application of the scratch coat /repair mortar shall be applied wet on wet onto the bonding primer.

Repair Mortar Application:

Sika MonoTop®-612 can be applied either manually using traditional techniques or mechanically using wet spray equipment. Thoroughly pre-wet the prepared substrate a recommended 2 hours before application. Keep the surface wet and do not allow to dry. Before application remove excess water e.g. with a clean sponge. The surface shall appear a dark matt appearance without glistening and surface pores and pits shall not contain water. When manually applying first make a scratch coat by firmly scraping the repair mortar over the base of the substrate surface to form a thin layer and fill any deep cavities. Ensure the whole surface to be repaired is covered by the scratch coat.

For vertical applications, build up layers from bottom to top by pressing mortar well into the repair area. The surface can be finished according to the surface texture requirements using a float. Do not over-trowel as this may lead to surface cracking.

CURING TREATMENT

Protect the fresh mortar immediately from premature drying for a minimum of 3 days using an appropriate curing method e.g. curing compound, moist geotextile membrane, polythene sheet etc.

Curing compounds shall not be used when they adversely affect subsequently applied products and systems.

Reference shall also be made to BS EN1504-10 for specific requirements.

CLEANING OF TOOLS

Clean all tools and application equipment with water immediately after use.

Hardened/cured material can only be mechanically removed.

LIMITATIONS

- Refer to recommendations provided in BS EN 1504-10.
- Avoid application in direct sun and/or strong wind and/or rain.
- Do not add water over recommended dosage.
- Apply only to sound, prepared substrates.
- Do not add additional water during the surface finishing as this will cause discoloration and cracking.
- Protect freshly applied material from freezing.

VALUE BASE

All technical data stated in this Product Data Sheet are based on laboratory tests. Actual measured data may vary due to circumstances beyond our control.

LOCAL RESTRICTIONS

Please note that as a result of specific local regulations the performance of this product may vary from country to country. Please consult the local Product Data Sheet for the exact description of the application fields.

ECOLOGY, HEALTH AND SAFETY

For information and advice on the safe handling, storage and disposal of chemical products, users shall refer to the most recent Material Safety Data Sheet containing physical, ecological, toxicological and other safety-related data.

LEGAL NOTES

The information, and, in particular the recommendations relating to the application and end-use of Sika products, are given in good faith based on Sika's current knowledge and experience of the products when properly stored, handled and applied under normal conditions in accordance with Sika's recommendations. In practice, the differences in materials, substrates and actual site conditions are such that no warranty in respect of merchantability or of fitness for a particular purpose, nor any liability arising out of any legal relationship whatsoever, can be inferred either from this information, or from any written recommendations, or from any other advice offered. The user of the product must test the product's suitability for the intended application and purpose. Sika reserves the right to change the properties of its products. The proprietary rights of third parties must be observed. All orders are accepted subject to our current terms of sale and delivery. Users must always refer to the most recent issue of the local Product Data Sheet for the product concerned, copies of which will be supplied on request.

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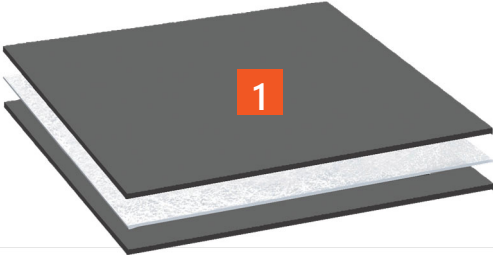
Product Data Sheet
Sika MonoTop®-612
September 2019, Version 01.02
020302040030000196

SikaMonoTop-612-en-GB-(09-2019)-1-2.pdf

Liquid applied cold roof covering system - cold applied

Bauder LiquiTEC Roof System

Two coat PMMA waterproofing with polyester fleece reinforcement, cold applied liquid roof system suitable for new build, refurbishment and green roof applications. A range of colour finishes are available and can also be used in warm, cold, inverted, and green roof scenarios.

					Indicative build-up	
	Function	Product name	Thickness (mm)	Weight (kg/m ²)		
1	Waterproofing	Bauder LiquiDEK applied in 2 coats, reinforced with 110g Reinforcement Fleece	2	3.11		
	Primer	Varies depending upon substrate type – please refer to specification	nominal	nominal		
System Build-up			2	3.11		
In-depth and up-to-date product specific technical data is available for each element within a system. Download from our website bauder.co.uk/technical-centre						

Characteristics of the system

- Quick curing polymethylmethacrylate system
- Seamless cold applied liquid.
- UV resistant.
- Solvent, halogen and isocyanate free.
- Comprehensive guarantee packages to meet project requirements.

Accreditations and approvals



System summary



System variations are available to the specifier so that a tailored solution meets the needs of the building. The selection of products should be confirmed with our technical department to ensure suitability for the individual construction requirements of the flat roof.

E: technical@bauder.co.uk

T: 01473 257671

OPTIONS AVAILABLE

In-depth and up-to-date product specific technical data is available for each component within a system. Download from our website bauder.co.uk/technical-centre

Membrane finish colours

LiquiFINISH colours if required.

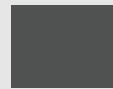
LiquiDEK and LiquiDETAIL are Blue Grey (RAL 7031) as standard.



Blue grey
RAL 7031



Stone grey
RAL 7030



Traffic grey
RAL 7043

Optional Maintenance walkway

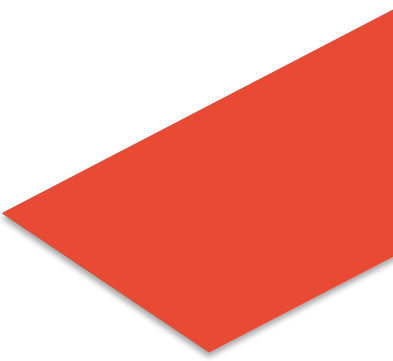
HEAVY DUTY WALKWAY

For maintenance walkways, bond Bauder Quartz in an additional layer of LiquiDEK and then seal the surface with LiquiFINISH

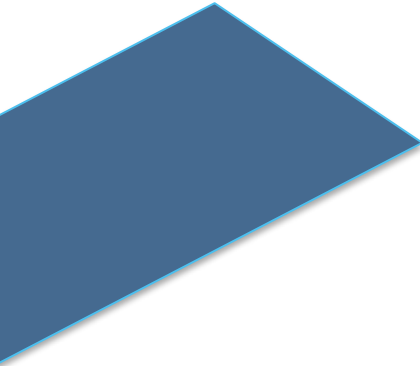
System fire performance

Please contact the Bauder Technical Dept to check if the system assembly stated has an independently tested performance against fire or are deemed to satisfy approval.

APPENDIX G



Warm Homes Fund Property List



4th	SGC163		SGC164	
3rd	SGC159	SGC160	SGC161	SGC162
2nd	SGC155	SGC156	SGC157	SGC158
1st	SGC151	SGC152	SGC153	SGC154
UG	SGC147	SGC148	SGC149	SGC150
LG	office	lounge	SGC145	SGC146
SHELTERED G BLOCK E1 3LW				

Homes in red ink are WH funded

1 bed 2 person flat	
2 bed 4 person flat	
3 bed 5 person flat	
4 bed 7 person flat	
staff flats	SGC163
	SGC004

4th	SGC136	SGC137	SGC138	SGC107	SGC108	SGC088	SGC089	SGC090
3rd	SGC133	SGC134	SGC135	SGC105	SGC106	SGC085	SGC086	SGC087
2nd	SGC130	SGC131	SGC132	SGC103	SGC104	SGC082	SGC083	SGC084
1st	SGC127	SGC128	SGC129	SGC101	SGC102	SGC079	SGC080	SGC081
UG	SGC124	SGC125	SGC126	SGC099	SGC100	SGC076	SGC077	SGC078
LG	SGC121	SGC122	SGC123	SGC097	SGC098	SGC073	SGC074	SGC075
F BLOCK E1 3LN			E BLOCK E1 3LN		D BLOCK E1 3LL			

4th	SGC016	SGC017	SGC018	SGC035	SGC036	SGC064	SGC065	SGC066
3rd	SGC012a	SGC014	SGC015	SGC033	SGC034	SGC061	SGC062	SGC063
2nd	SGC010	SGC011	SGC012	SGC031	SGC032	SGC058	SGC059	SGC060
1st	SGC007	SGC008	SGC009	SGC029	SGC030	SGC055	SGC056	SGC057
UG	SGC004		SGC005	SGC027	SGC028	SGC052	SGC053	SGC054
LG	SGC001	SGC002	SGC003	SGC025	SGC026	SGC049	SGC050	SGC051
A BLOCK E1 3LJ			B BLOCK E1 3LJ		C BLOCK E1 3LL			

Stepney Green

communal
laundry
estate
office
store

paladin

store

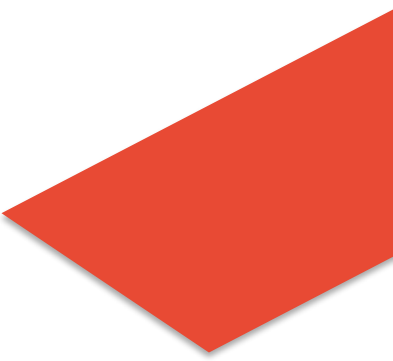
3 Stepney	High rise flat (6+	Flat Archetype 01
5 Stepney	High rise flat (6+	Flat Archetype 02
16 Stepney	High rise flat (6+	Flat Archetype 03
17 Stepney	High rise flat (6+	Flat Archetype 03
18 Stepney	High rise flat (6+	Flat Archetype 03
35 Stepney	High rise flat (6+	Flat Archetype 03
36 Stepney	High rise flat (6+	Flat Archetype 03
50 Stepney	High rise flat (6+	Flat Archetype 01
56 Stepney	High rise flat (6+	Flat Archetype 02
64 Stepney	High rise flat (6+	Flat Archetype 03
66 Stepney	High rise flat (6+	Flat Archetype 03
74 Stepney	High rise flat (6+	Flat Archetype 01
83 Stepney	High rise flat (6+	Flat Archetype 02
87 Stepney	High rise flat (6+	Flat Archetype 02
88 Stepney	High rise flat (6+	Flat Archetype 03
89 Stepney	High rise flat (6+	Flat Archetype 03
90 Stepney	High rise flat (6+	Flat Archetype 03
107 Stepney	High rise flat (6+	Flat Archetype 03
122 Stepney	High rise flat (6+	Flat Archetype 01
126 Stepney	High rise flat (6+	Flat Archetype 02
133 Stepney	High rise flat (6+	Flat Archetype 02
136 Stepney	High rise flat (6+	Flat Archetype 03
137 Stepney	High rise flat (6+	Flat Archetype 03
138 Stepney	High rise flat (6+	Flat Archetype 03
145 Stepney	Medium rise flat (3-5	Flat Archetype 04
146 Stepney	Medium rise flat (3-5	Flat Archetype 04
155 Stepney	Medium rise flat (3-5	Flat Archetype 05
163 Stepney	Medium rise flat (3-5	Flat Archetype 06
164 Stepney	Medium rise flat (3-5	Flat Archetype 06

no	type	block	address	UnitLocation	beds	spaces	unitVoidType	unitPostcode	unitDesc		
001	Flat	A	1 Stepney Green Court	Lower Grd	1	2	Occupied	E1 3LJ	2 rooms, 2 bedspaces.	1	1
002	Flat	A	2 Stepney Green Court	Lower Grd	2	3	Occupied	E1 3LJ	3 rooms, 3 bedspaces.	2	2
003	Flat	A	3 Stepney Green Court	Lower Grd	1	2	Occupied	E1 3LJ	2 rooms, 2 bedspaces.	3	3
004	Flat	A	4 Stepney Green Court	Upper Grd	3	5	Occupied	E1 3LJ	4 rooms, 5 bedspaces.	4	4
005	Flat	A	5 Stepney Green Court	Upper Grd	2	3	Occupied	E1 3LJ	3 rooms, 3 bedspaces.	5	5
007	Flat	A	7 Stepney Green Court	1st Floor	1	2	Occupied	E1 3LJ	2 rooms, 2 bedspaces.	6	6
008	Flat	A	8 Stepney Green Court	1st Floor	2	4	Occupied	E1 3LJ	3 rooms, 4 bedspaces.	7	7
009	Flat	A	9 Stepney Green Court	1st Floor	1	2	Occupied	E1 3LJ	2 rooms, 2 bedspaces.	8	8
010	Flat	A	10 Stepney Green Court	2nd Floor	1	2	Occupied	E1 3LJ	2 rooms, 2 bedspaces.	9	9
011	Flat	A	11 Stepney Green Court	2nd Floor	2	4	Occupied	E1 3LJ	3 rooms, 4 bedspaces.	10	10
012	Flat	A	12 Stepney Green Court	2nd Floor	1	2	Occupied	E1 3LJ	2 rooms, 2 bedspaces.	11	11
012A	Flat	A	12a Stepney Green Court	3rd Floor	1	2	Occupied	E1 3LJ	2 rooms, 2 bedspaces.	12	12
014	Flat	A	14 Stepney Green Court	3rd Floor	2	4	Occupied	E1 3LJ	3 rooms, 4 bedspaces.	13	13
015	Flat	A	15 Stepney Green Court	3rd Floor	1	2	Occupied	E1 3LJ	2 rooms, 2 bedspaces.	14	14
016	Flat	A	16 Stepney Green Court	4th Floor	1	2	Occupied	E1 3LJ	2 rooms, 2 bedspaces.	15	15
017	Maisonette	A	17 Stepney Green Court	4th Floor	4	7	Occupied	E1 3LJ	5 rooms, 7 bedspaces.	16	16
018	Flat	A	18 Stepney Green Court	4th Floor	1	2	Occupied	E1 3LJ	2 rooms, 2 bedspaces.	17	17
025	Flat	B	25 Stepney Green Court	Lower Grd	2	4	Occupied	E1 3LJ	3 rooms, 4 bedspaces.	1	18
026	Flat	B	26 Stepney Green Court	Lower Grd	2	4	Occupied	E1 3LJ	3 rooms, 4 bedspaces.	2	19
027	Flat	B	27 Stepney Green Court	Upper Grd	2	4	Occupied	E1 3LJ	3 rooms, 4 bedspaces.	3	20
028	Flat	B	28 Stepney Green Court	Upper Grd	2	4	Occupied	E1 3LJ	3 rooms, 4 bedspaces.	4	21
029	Flat	B	29 Stepney Green Court	1st Floor	2	4	Occupied	E1 3LJ	3 rooms, 4 bedspaces.	5	22
030	Flat	B	30 Stepney Green Court	1st Floor	2	4	Occupied	E1 3LJ	3 rooms, 4 bedspaces.	6	23
031	Flat	B	31 Stepney Green Court	2nd Floor	2	4	Occupied	E1 3LJ	3 rooms, 4 bedspaces.	7	24
032	Flat	B	32 Stepney Green Court	2nd Floor	2	4	Occupied	E1 3LJ	3 rooms, 4 bedspaces.	8	25
033	Flat	B	33 Stepney Green Court	3rd Floor	2	4	Occupied	E1 3LJ	3 rooms, 4 bedspaces.	9	26
034	Flat	B	34 Stepney Green Court	3rd Floor	2	4	Occupied	E1 3LJ	3 rooms, 4 bedspaces.	10	27
035	Maisonette	B	35 Stepney Green Court	4th Floor	4	7	Occupied	E1 3LJ	5 rooms, 7 bedspaces.	11	28
036	Flat	B	36 Stepney Green Court	4th Floor	4	7	Occupied	E1 3LJ	5 rooms, 7 bedspaces.	12	29
049	Flat	C	49 Stepney Green Court	Lower Grd	1	2	Occupied	E1 3LL	2 rooms, 2 bedspaces.	1	30
050	Flat	C	50 Stepney Green Court	Lower Grd	1	2	Occupied	E1 3LL	2 rooms, 2 bedspaces.	2	31
051	Flat	C	51 Stepney Green Court	Lower Grd	2	4	Occupied	E1 3LL	3 rooms, 4 bedspaces.	3	32
052	Flat	C	52 Stepney Green Court	Upper Grd	1	2	Occupied	E1 3LL	2 rooms, 2 bedspaces.	4	33
053	Flat	C	53 Stepney Green Court	Upper Grd	1	2	Occupied	E1 3LL	2 rooms, 2 bedspaces.	5	34
054	Flat	C	54 Stepney Green Court	Upper Grd	2	4	Occupied	E1 3LL	3 rooms, 4 bedspaces.	6	35
055	Flat	C	55 Stepney Green Court	1st Floor	1	2	Occupied	E1 3LL	2 rooms, 2 bedspaces.	7	36
056	Flat	C	56 Stepney Green Court	1st Floor	1	2	Occupied	E1 3LL	2 rooms, 2 bedspaces.	8	37
057	Flat	C	57 Stepney Green Court	1st Floor	2	4	Occupied	E1 3LL	3 rooms, 4 bedspaces.	9	38
058	Flat	C	58 Stepney Green Court	2nd Floor	1	2	Occupied	E1 3LL	2 rooms, 2 bedspaces.	10	39
059	Flat	C	59 Stepney Green Court	2nd Floor	1	2	Occupied	E1 3LL	2 rooms, 2 bedspaces.	11	40
060	Flat	C	60 Stepney Green Court	2nd Floor	2	4	Occupied	E1 3LL	3 rooms, 4 bedspaces.	12	41
061	Flat	C	61 Stepney Green Court	4th Floor	1	2	Occupied	E1 3LL	2 rooms, 2 bedspaces.	13	42
062	Flat	C	62 Stepney Green Court	3rd Floor	1	2	Occupied	E1 3LL	2 rooms, 2 bedspaces.	14	43

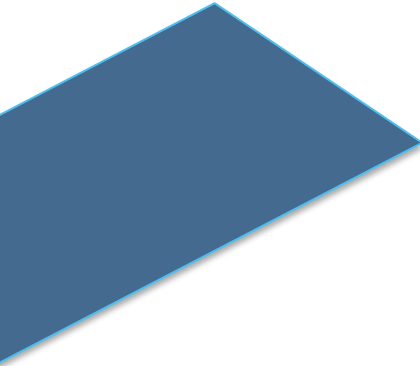
063	Flat	C	63 Stepney Green Court	3rd Floor	2	4	Occupied	E1 3LL	3 rooms, 4 bedspaces.	15	44
064	Flat	C	64 Stepney Green Court	4th Floor	1	2	Occupied	E1 3LL	2 rooms, 2 bedspaces.	16	45
065	Flat	C	65 Stepney Green Court	4th Floor	1	2	Occupied	E1 3LL	2 rooms, 2 bedspaces.	17	46
066	Flat	C	66 Stepney Green Court	4th Floor	2	4	Occupied	E1 3LL	3 rooms, 4 bedspaces.	18	47
073	Flat	D	73 Stepney Green Court	Lower Grd	2	4	Occupied	E1 3LL	3 rooms, 4 bedspaces.	1	48
074	Flat	D	74 Stepney Green Court	Lower Grd	1	2	Occupied	E1 3LL	2 rooms, 2 bedspaces.	2	49
075	Flat	D	75 Stepney Green Court	Lower Grd	1	2	Occupied	E1 3LL	2 rooms, 2 bedspaces.	3	50
076	Flat	D	76 Stepney Green Court	Upper Grd	2	4	Occupied	E1 3LL	3 rooms, 4 bedspaces.	4	51
077	Flat	D	77 Stepney Green Court	Upper Grd	1	2	Occupied	E1 3LL	2 rooms, 2 bedspaces.	5	52
078	Flat	D	78 Stepney Green Court	Upper Grd	1	2	Occupied	E1 3LL	2 rooms, 2 bedspaces.	6	53
079	Flat	D	79 Stepney Green Court	1st Floor	2	4	Occupied	E1 3LL	3 rooms, 4 bedspaces.	7	54
080	Flat	D	80 Stepney Green Court	1st Floor	1	2	Occupied	E1 3LL	2 rooms, 2 bedspaces.	8	55
081	Flat	D	81 Stepney Green Court	1st Floor	1	2	Occupied	E1 3LL	2 rooms, 2 bedspaces.	9	56
082	Flat	D	82 Stepney Green Court	2nd Floor	2	4	Occupied	E1 3LL	3 rooms, 4 bedspaces.	10	57
083	Flat	D	83 Stepney Green Court	3rd Floor	1	2	Occupied	E1 3LL	2 rooms, 2 bedspaces.	11	58
084	Flat	D	84 Stepney Green Court	2nd Floor	1	2	Occupied	E1 3LL	2 rooms, 2 bedspaces.	12	59
085	Flat	D	85 Stepney Green Court	3rd Floor	2	4	Occupied	E1 3LL	3 rooms, 4 bedspaces.	13	60
086	Flat	D	86 Stepney Green Court	3rd Floor	1	2	Occupied	E1 3LL	2 rooms, 2 bedspaces.	14	61
087	Flat	D	87 Stepney Green Court	3rd Floor	1	2	Occupied	E1 3LL	2 rooms, 2 bedspaces.	15	62
088	Maisonette	D	88 Stepney Green Court	4th Floor	4	7	Occupied	E1 3LL	5 rooms, 7 bedspaces.	16	63
089	Flat	D	89 Stepney Green Court	4th Floor	1	2	Occupied	E1 3LL	2 rooms, 2 bedspaces.	17	64
090	Flat	D	90 Stepney Green Court	4th Floor	1	2	Occupied	E1 3LL	2 rooms, 2 bedspaces.	18	65
097	Flat	E	97 Stepney Green Court	Lower Grd	2	4	Occupied	E1 3LN	3 rooms, 4 bedspaces.	1	66
098	Flat	E	98 Stepney Green Court	Lower Grd	2	4	Occupied	E1 3LN	3 rooms, 4 bedspaces.	2	67
099	Flat	E	99 Stepney Green Court	Upper Grd	2	4	Occupied	E1 3LN	3 rooms, 4 bedspaces.	3	68
100	Flat	E	100 Stepney Green Court	Upper Grd	2	4	Occupied	E1 3LN	3 rooms, 4 bedspaces.	4	69
101	Flat	E	101 Stepney Green Court	1st Floor	2	4	Occupied	E1 3LN	3 rooms, 4 bedspaces.	5	70
102	Flat	E	102 Stepney Green Court	1st Floor	2	4	Occupied	E1 3LN	3 rooms, 4 bedspaces.	6	71
103	Flat	E	103 Stepney Green Court	2nd Floor	2	4	Occupied	E1 3LN	3 rooms, 4 bedspaces.	7	72
104	Flat	E	104 Stepney Green Court	2nd Floor	2	4	Occupied	E1 3LN	3 rooms, 4 bedspaces.	8	73
105	Flat	E	105 Stepney Green Court	3rd Floor	2	4	Occupied	E1 3LN	3 rooms, 4 bedspaces.	9	74
106	Flat	E	106 Stepney Green Court	3rd Floor	2	4	Occupied	E1 3LN	3 rooms, 4 bedspaces.	10	75
107	Flat	E	107 Stepney Green Court	4th Floor	2	4	Occupied	E1 3LN	3 rooms, 4 bedspaces.	11	76
108	Flat	E	108 Stepney Green Court	4th Floor	2	4	Occupied	E1 3LN	3 rooms, 4 bedspaces.	12	77
121	Flat	F	121 Stepney Green Court	Lower Grd	1	2	Occupied	E1 3LN	2 rooms, 2 bedspaces.	1	78
122	Flat	F	122 Stepney Green Court	Lower Grd	2	4	Occupied	E1 3LN	3 rooms, 4 bedspaces.	2	79
123	Flat	F	123 Stepney Green Court	Ground	1	2	Occupied	E1 3LN	2 rooms, 2 bedspaces.	3	80
124	Flat	F	124 Stepney Green Court	Upper Grd	1	2	Occupied	E1 3LN	2 rooms, 2 bedspaces.	4	81
125	Flat	F	125 Stepney Green Court	Upper Grd	2	4	Occupied	E1 3LN	3 rooms, 4 bedspaces.	5	82
126	Flat	F	126 Stepney Green Court	Upper Grd	1	2	Occupied	E1 3LN	2 rooms, 2 bedspaces.	6	83
127	Flat	F	127 Stepney Green Court	1st Floor	1	2	Occupied	E1 3LN	2 rooms, 2 bedspaces.	7	84
128	Flat	F	128 Stepney Green Court	1st Floor	2	4	Occupied	E1 3LN	3 rooms, 4 bedspaces.	8	85
129	Flat	F	129 Stepney Green Court	1st Floor	1	2	Occupied	E1 3LN	2 rooms, 2 bedspaces.	9	86
130	Flat	F	130 Stepney Green Court	2nd Floor	1	2	Occupied	E1 3LN	2 rooms, 2 bedspaces.	10	87

131	Flat	F	131 Stepney Green Court	2nd Floor	2	4	Occupied	E1 3LN	3 rooms, 4 bedspaces.	11	88
132	Flat	F	132 Stepney Green Court	3rd Floor	1	2	Occupied	E1 3LN	2 rooms, 2 bedspaces.	12	89
133	Flat	F	133 Stepney Green Court	3rd Floor	1	2	Occupied	E1 3LN	2 rooms, 2 bedspaces.	13	90
134	Flat	F	134 Stepney Green Court	3rd Floor	2	4	Occupied	E1 3LN	3 rooms, 4 bedspaces.	14	91
135	Flat	F	135 Stepney Green Court	4th Floor	1	2	Occupied	E1 3LN	2 rooms, 2 bedspaces.	15	92
136	Flat	F	136 Stepney Green Court	4th Floor	1	2	Occupied	E1 3LN	2 rooms, 2 bedspaces.	16	93
137	Flat	F	137 Stepney Green Court	4th Floor	2	4	Occupied	E1 3LN	3 rooms, 4 bedspaces.	17	94
138	Flat	F	138 Stepney Green Court	4th Floor	1	2	Occupied	E1 3LN	2 rooms, 2 bedspaces.	18	95
145	Flat	G	145 Stepney Green Court	Lower Grd	1	2	Occupied	E1 3LW	2 rooms, 2 bedspaces.	1	96
146	Flat	G	146 Stepney Green Court	Lower Grd	1	2	Occupied	E1 3LW	2 rooms, 2 bedspaces.	2	97
147	Flat	G	147 Stepney Green Court	Upper Grd	1	2	Occupied	E1 3LW	2 rooms, 2 bedspaces.	3	98
148	Flat	G	148 Stepney Green Court	Upper Grd	1	2	Occupied	E1 3LW	2 rooms, 2 bedspaces.	4	99
149	Flat	G	149 Stepney Green Court	Upper Grd	1	2	Occupied	E1 3LW	2 rooms, 2 bedspaces.	5	100
150	Flat	G	150 Stepney Green Court	Upper Grd	1	2	Occupied	E1 3LW	2 rooms, 2 bedspaces.	6	101
151	Flat	G	151 Stepney Green Court	Upper Grd	1	2	Occupied	E1 3LW	2 rooms, 2 bedspaces.	7	102
152	Flat	G	152 Stepney Green Court	1st Floor	1	2	001 - Standard	E1 3LW	2 rooms, 2 bedspaces.	8	103
153	Flat	G	153 Stepney Green Court	1st Floor	1	2	Occupied	E1 3LW	2 rooms, 2 bedspaces.	9	104
154	Flat	G	154 Stepney Green Court	1st Floor	1	2	Occupied	E1 3LW	2 rooms, 2 bedspaces.	10	105
155	Flat	G	155 Stepney Green Court	2nd Floor	1	2	Occupied	E1 3LW	2 rooms, 2 bedspaces.	11	106
156	Flat	G	156 Stepney Green Court	2nd Floor	1	2	Occupied	E1 3LW	2 rooms, 2 bedspaces.	12	107
157	Flat	G	157 Stepney Green Court	2nd Floor	1	2	Occupied	E1 3LW	2 rooms, 2 bedspaces.	13	108
158	Flat	G	158 Stepney Green Court	2nd Floor	1	2	Occupied	E1 3LW	2 rooms, 2 bedspaces.	14	109
159	Flat	G	159 Stepney Green Court	3rd Floor	1	2	Occupied	E1 3LW	2 rooms, 2 bedspaces.	15	110
160	Flat	G	160 Stepney Green Court	3rd Floor	1	2	Occupied	E1 3LW	2 rooms, 2 bedspaces.	16	111
161	Flat	G	161 Stepney Green Court	3rd Floor	1	2	Occupied	E1 3LW	2 rooms, 2 bedspaces.	17	112
162	Flat	G	162 Stepney Green Court	3rd Floor	1	2	Occupied	E1 3LW	2 rooms, 2 bedspaces.	18	113
163	Flat	G	163 Stepney Green Court	4th Floor	3	5	004 - Staff Flat	E1 3LW	4 rooms, 5 bedspaces.	19	114
164	Flat	G	164 Stepney Green Court	4th Floor	2	4	Occupied	E1 3LW	3 rooms, 4 bedspaces.	20	115

APPENDIX H



Parent Company Guarantee



DATED

PARENT COMPANY GUARANTEE FROM CONTRACTOR'S PARENT COMPANY

relating to a project at

[XXXX]

between

Guarantor

and

Employer

CONTENTS

CLAUSE

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3. Amendments to the Building Contract.....	5
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This deed is dated [DATE]

Parties

- (1) [FULL COMPANY NAME] incorporated and registered in England and Wales with company number [NUMBER] whose registered office is at [REGISTERED OFFICE ADDRESS] (**Guarantor**)
- (2) [FULL COMPANY NAME] incorporated and registered in England and Wales with company number [NUMBER] whose registered office is at [REGISTERED OFFICE ADDRESS] (**Employer**)

BACKGROUND

- (A) By an agreement in writing dated [DATE] (**Building Contract**) and made between the Employer and [FULL COMPANY NAME] incorporated and registered in England and Wales with company number [NUMBER] whose registered office is at [REGISTERED OFFICE ADDRESS] (**Contractor**), the Contractor agreed to design and construct WORKS at [INSERT] (**Works**).
- (B) The Guarantor (the [immediate **OR** ultimate] parent company of the Contractor) has agreed to guarantee the Contractor's due performance of its duties or obligations under the Building Contract.

Agreed terms

1. Interpretation

The following definitions and rules of interpretation apply in this deed.

1.1 Definitions:

Business Day: a day other than a Saturday, Sunday or public holiday in England when banks in London are open for business.

Insolvency Event: a party suffers an insolvency event if:

- a) it suspends, or threatens to suspend, payment of its debts or is unable to pay its debts as they fall due or admits inability to pay its debts or is deemed unable to pay its debts within the meaning of section 123 of the Insolvency Act 1986 as if the words "it is proved to the satisfaction of the court" did not appear in sections 123(1)(e) or 123(2) of the IA 1986;

- b) it commences negotiations with all or any class of its creditors with a view to rescheduling any of its debts, or makes a proposal for or enters into any compromise or arrangement with any of its creditors [other than for the sole purpose of a scheme for a solvent amalgamation with one or more other companies or a solvent reconstruction];
- c) it applies to court for, or obtains, a moratorium under Part A1 of the Insolvency Act 1986;
- d) a petition is filed, a notice is given, a resolution is passed, or an order is made, for or in connection with its winding up [other than for the sole purpose of a scheme for a solvent amalgamation with one or more other companies or a solvent reconstruction];
- e) an application is made to court, or an order is made, for the appointment of an administrator, or a notice of intention to appoint an administrator is given or an administrator is appointed, over it;
- f) the holder of a qualifying floating charge over its assets has become entitled to appoint or has appointed an administrative receiver;
- g) a person becomes entitled to appoint a receiver over all or any of its assets or a receiver is appointed over all or any of its assets;
- h) a creditor or encumbrancer of it attaches or takes possession of, or a distress, execution, sequestration or other such process is levied or enforced on or sued against, the whole or any part of its assets and such attachment or process is not discharged within 14 days;
- i) any event occurs, or proceeding is taken, with respect to it in any jurisdiction to which it is subject that has an effect equivalent or similar to any of the events mentioned in (a) to (h) (inclusive); or
- j) it suspends or ceases, or threatens to suspend or cease, carrying on all or a substantial part of its business.

- 1.2 Clause headings shall not affect the interpretation of this deed.
- 1.3 A **person** includes a natural person, corporate or unincorporated body (whether or not having separate legal personality).
- 1.4 A reference to a **company** shall include any company, corporation or other body corporate, wherever and however incorporated or established.
- 1.5 Unless the context otherwise requires, words in the singular shall include the plural and in the plural include the singular.

- 1.6 Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.
- 1.7 This deed shall be binding on, and ensure to the benefit of, the parties to this agreement and their respective personal representatives, successors and permitted assigns, and references to any party shall include that party's personal representatives, successors and permitted assigns.
- 1.8 A reference to a statute or statutory provision is a reference to it as [amended, extended or re-enacted from time to time.
- 1.9 A reference to a statute or statutory provision shall include all subordinate legislation made from time to time under that statute or statutory provision.
- 1.10 A reference to **writing** or **written** does not include fax or email.
- 1.11 Any obligation on a party not to do something includes an obligation not to agree that thing to be done.
- 1.12 A reference to **this deed** or to any other deed, agreement or document is a reference to this deed or such other deed, agreement or document as varied from time to time.
- 1.13 References to clauses are to the clauses of this deed.
- 1.14 Any words following the terms **including, include, in particular, for example** or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms.

2. Guarantee and indemnity

- 2.1 The Guarantor guarantees the due and punctual performance by the Contractor of all the Contractor's duties and obligations under the Building Contract.
- 2.2 If the Contractor fails to observe or perform any of its duties or obligations under the Building Contract, or if the Contractor fails to pay any sum, loss, debt, damage, interest, cost or expense due from the Contractor to the Employer under or in connection with the Building Contract, the Guarantor (as a separate and independent obligation and liability from its obligations and liabilities under clause 2.1) shall indemnify the Employer against all loss, debt, damage, interest, payments, charges, cost and expense incurred by the Employer by reason of such failure or non-payment and shall, on first written demand, pay to the Employer, without any deduction or set-off, the amount of that loss, debt, damage, interest, payment, charges, cost and expense.

- 2.3 If the Contractor suffers an Insolvency Event [or if the Employer terminates the Contractor's employment under the Building Contract under clause 8.4, 8.5 or 8.6 of the Building Contract], the Guarantor shall indemnify the Employer against all loss, debt, damage, interest, payments, charges, cost and expense incurred by the Employer by reason of such Insolvency Event [or termination] and shall, on first written demand, pay to the Employer without any deduction or set-off the amount of that loss, debt, damage, interest, payment, charges, cost and expense.

3. Amendments to the Building Contract

- 3.1 The Building Contract may be modified, amended or supplemented in any way without the Guarantor's consent. The Guarantor's liability under this deed (which includes the Contractor's duties, obligations and liabilities under the Building Contract as modified, amended or supplemented) shall not be released, reduced or adversely affected by any such modification, amendment or supplement.
- 3.2 The Guarantor's liability under this deed shall not be released, reduced or adversely affected by:
- (a) any invalidity, avoidance or termination of the Building Contract;
 - (b) any waiver, concession, allowance, compromise or forbearance whether as to payment, time, performance or otherwise given to, or made with, the Contractor and the terms of this deed shall apply to the terms of any such compromise as they apply to the Building Contract; or
 - (c) any other act, event, omission or circumstance that, but for this provision, might operate to exonerate the Guarantor.

4. Employer does not have to pursue Contractor

The Employer does not have to pursue any remedy against the Contractor before proceeding against the Guarantor under this deed.

5. Insolvency of Contractor

Without affecting clause 2.3, if the Contractor suffers an Insolvency Event that shall not release, reduce or adversely affect the Guarantor's liability under this deed.

6. Priority of claims against the Contractor

As long as any liability incurred by the Contractor to the Employer guaranteed under this deed remains unsatisfied, the Guarantor shall not, in respect of any payment made or liability arising under this deed, effect (or try to effect) any recovery from the Contractor, whether by receipt of money, set-off, proof of debt, enforcement of security or otherwise.

7. Limit of liability

The Employer may not recover any more under this deed in respect of any matter than the Employer would be entitled to recover from the Contractor in respect of that matter, net of any set off. The Employer may not start proceedings against the Guarantor under this deed in respect of any claim if any proceedings against the Contractor in respect of that claim would be statute-barred.

8. Assignment

- 8.1 The Employer may assign or charge the benefit of this deed to any person to whom the Employer lawfully assigns or charges the benefit of the Building Contract.
- 8.2 The Guarantor and the Contractor may not assign or charge the benefit of this deed without the Employer's written consent.
- 8.3 The Employer shall notify the Guarantor of any assignment.
- 8.4 The Guarantor shall not contend that any person to whom the benefit of this deed is assigned under clause 8.1 may not recover any sum under this deed because that person is an assignee and not a named party to this deed.

9. Notices

- 9.1 A notice [or communication] given to a party under or in connection with this agreement shall be in writing and sent to the party at the address [or email address, or DX number or to the fax number] given in this agreement or as otherwise notified in writing to the other party.
- 9.2 This clause 9.2 sets out the delivery methods for sending a notice to a party under this deed and, for each delivery method, the date and time when the notice is deemed to have been received (provided that all other requirements of this clause have been satisfied and subject to the provisions in clause 9.3:
 - (a) if delivered by hand, on signature of a delivery receipt or at the time the notice is left at the address;
 - (b) if sent by pre-paid first class post or other next working day delivery service at Midday on the second Business Day after posting;
- 9.3 If deemed receipt under clause 9.2 would occur outside business hours in the place of receipt, it shall be deferred until business hours resume. In this clause 9.3, business hours means 9.00am to 5.00pm Monday to Friday on a day that is not a public holiday in the place of receipt.

9.4 This clause does not apply to the service of any proceedings or other documents in any legal action or, where applicable, any arbitration or other method of dispute resolution.

9.5 A notice given under or in connection with this deed is not valid if sent by e-mail or fax.

10. Third party rights

10.1 Unless it expressly states otherwise, this deed does not give rise to any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this deed.

10.2 The rights of the parties to rescind or vary this agreement are not subject to the consent of any other person.

11. Governing law

This deed and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation shall be governed by and construed in accordance with the law of England and Wales.

12. Jurisdiction

Each party irrevocably agrees that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with this deed or its subject matter or formation.

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

Executed as deed by [NAME OF **Guarantor**]
acting by [NAME OF FIRST DIRECTOR],
and [NAME OF SECOND
DIRECTOR/SECRETARY]

.....

Director

.....

Director/Secretary

Executed as deed by [NAME OF
EMPLOYER] acting by [NAME OF FIRST
DIRECTOR], and [NAME OF SECOND
DIRECTOR/SECRETARY]

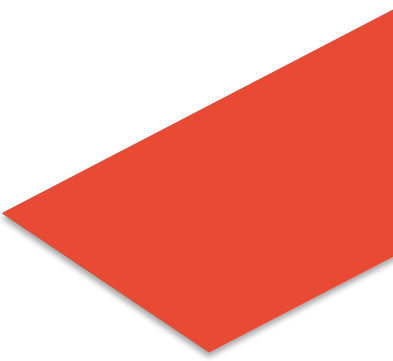
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Director

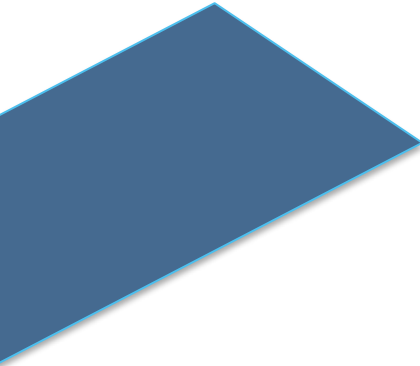
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Director/Secretary

Clarifications and Quality Submission



Tender Communication and Clarifications



Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: References required		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/08/2025 14:16	Chas Berger		Good afternoon, Please find two signed references attached, as requested. Kind regards >> Date:05 Aug 2025 14:11 >> Subject: >> References required >> Message: >> Dear Supplier, >> >> As part of our due diligence process, we kindly request that you provide two references from organisations where you have delivered similar project works to those outlined in this tender. >> >> These references will support our assessment of your experience and capability in delivering comparable services. >> >> Please submit the requested information before Tuesday, 12th August 2025, to Chi Joe, Procurement Manager at cjoe@ids.org.uk. >> >> Kind regards, >> IDS	Reference Letter Harlow.pdf, Reference Letter Southern Housing.pdf
RE: Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	06/08/2025 15:54	Quinn (London) Limited		Good afternoon Please see attached >> Date:04 Aug 2025 16:18 >> Subject: >> Tender Clarifications >> Message: >> Hi, >> >> Please find attached a list of clarifications that require your response. >> >> We kindly ask that you provide your answers within the next 48 hours. >> >> If you have any questions or need further information, please don't hesitate to get in touch. >> >> Kind regards, >> IDS	IDS Stepney Green Court ~ Quinn London - Clarifications of Tender- 34315 05.08.25.xlsx
Tender Clarifications Uploaded		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	06/08/2025 15:36	Greyline Group Ltd		Good afternoon Please find attached, tender clarification in respect of your message sent 04 Aug 2025 16:40. Best regards >> Date:04 Aug 2025 16:40 >> Subject: >> Tender Clarifications >> Message: >> Hi, >> >> Please find attached a list of clarifications that require your response. >> >> We kindly ask that you provide your answers within the next 48 hours. >> >> If you have any questions, do not hesitate to get in touch. >> >> Kind regards, >> >> IDS	Greyline Group - Clarifications of Tender - 34315 (2).xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	06/08/2025 14:54	AD Construction (Architectural Decorators Ltd)		Good afternoon, Please see attached our clarifications, along with a breakdown of our prelims priced in Section 3, as requested in Clarification No. 4 We hope this is satisfactory. Please do not hesitate to contact us with any further queries. Kind regards >> Date:04 Aug 2025 16:21 >> Subject: >> Tender Clarifications >> Message: >> Hi, >> >> Please find attached a list of clarifications that require your response. >> >> We kindly ask that you provide your answers within the next 48 hours. >> >> If you have any questions or need further information, please don't hesitate to get in touch. >> >> Kind regards, >> IDS IDS has been contacted, Kind regards, IDS ----Original Message---- From: SER Contractor Ltd Sent: 06 August 2025 10:50 Subject: RE: References required Good Morning, As requested, please find the reference details below - This was also sent to the email provided. 1. London Borough of Lambeth Andy Marshall - Assistant Director of Housing Capital & Asset Management AMarshall2@lambeth.gov.uk Project - External and Internal Refurbishment Street Properties Programme 2. London Borough of Camden Mark Roberts – Site Manager Mark.roberts@camden.gov.uk Project - Kitchen/Bathrooms and Voids Let us know if you need anything else. Kind Regards SER >> Date:05 Aug 2025 14:11 >> Subject: >> References required >> Message: >> Dear Supplier, >> >> As part of our due diligence process, we kindly request that you provide two references from organisations where you have delivered similar project works to those outlined in this tender. >> >> These references will support our assessment of your experience and capability in delivering comparable services. >> >> Please submit the requested information before Tuesday,	AD Construction - Clarifications of Tender - 34315 - AD Responses.xlsx, Stepney Green Mocatta & Navarino - Pricing Schedule - Rev A - Section 3 Breakdown.xlsx
RE:RE: References required		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	06/08/2025 12:21	Chi Joe	SER Contractor Ltd		

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: References required		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	06/08/2025 10:50	SER Contractor Ltd		Good Morning, As requested, please find the reference details below - This was also sent to the email provided. 1. London Borough of Lambeth Andy Marshall - Assistant Director of Housing Capital & Asset Management AMarshall2@lambeth.gov.uk Project - External and Internal Refurbishment Street Properties Programme 2. London Borough of Camden Mark Roberts – Site Manager Mark.roberts@camden.gov.uk Project - Kitchen/Bathrooms and Voids Let us know if you need anything else. Kind Regards SER >> Date:05 Aug 2025 14:11 >> Subject: >> References required >> Message: >> Dear Supplier, >> >> As part of our due diligence process, we kindly request that you provide two references from organisations where you have delivered similar project works to those outlined in this tender. >> >> These references will support our assessment of your experience and capability in delivering comparable services. >> >> Please submit the requested information before Tuesday, 12th August 2025, to Chi Joe, Procurement Manager at cjoe@ids.org.uk. >> >> Kind regards, >> IDS	
RE: Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/08/2025 15:06	BTS Property Solutions Ltd		Good afternoon, Following on from your message yesterday, please find attached the requested responses to your tender queries. If you require anything further, please let us know. Kind regards Maria >> Date:04 Aug 2025 16:32 >> Subject: >> Tender Clarifications >> Message: >> Hi, >> >> Please find attached a list of clarifications that require your response. >> >> We kindly ask that you provide your answers within the next 48 hours. >> >> If you have any questions or need further information, please don't hesitate to get in touch. >> >> Kind regards, >> IDS	BTS Property Solutions - Clarifications of Tender - 34315.pdf, Preliminary Breakdown Stepney Green.pdf

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: Interview sessions 12th August 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/08/2025 15:04	SER Contractor Ltd		information regarding the interview. We confirm the following attendees for the 12th Aug: Costin Serban - Managing Director /Commercial - costin.serban@sercontractor.co.uk Martin Haldys- Operations Director - martin.haldys@sercontractor.co.uk Mariusz- Rogalski - Project Manager - mariusz.rogalski@sercontractor.co.uk Kyla Fry - Social Value Manager - kyla.fry@sercontractor.co.uk If you could kindly advise of the timeslot and location and we will be in attendance. Many thanks SER >> Date:05 Aug 2025 14:05 >> Subject: >> Interview sessions 12th August 2025 >> Message: >> Dear Supplier, >> >> We are pleased to inform you that you have been shortlisted for an interview with IDS, scheduled for 12th August. >> >> Please confirm by return email the names of the team members who will be attending. >> >> As a minimum, we expect the attendance of your Managing Director, Commercial or Finance Director, and the Proposed Contract Manager. We also recommend including your Social Value Champion, as two of our residents will be present and will attendees are below: Brad Smith bradsmith@chasberger.co.uk (Director) Ryan Brotherton ryanbrotherton@chasberger.co.uk (Senior Contracts Manager) Luke Culling lukeculling@chasberger.co.uk (Social Value Manager) Sulei Hasan suleihasan@chasberger.co.uk (Senior Resident Liaison Officer) Kind regards >> Date:05 Aug 2025 14:05 >> Subject: >> Interview sessions 12th August 2025 >> Message: >> Dear Supplier, >> >> We are pleased to inform you that you have been shortlisted for an interview with IDS, scheduled for 12th August. >> >> Please confirm by return email the names of the team members who will be attending. >> >> As a minimum, we expect the attendance of your Managing Director, Commercial or Finance Director, and the Proposed Contract Manager. We also recommend including your Social Value Champion, as two of our residents will be present and will have the opportunity to engage directly with your team. >> >> We look forward to your confirmation and will send out a calendar invitation with your time slot. >> >> Kind	
RE: Interview sessions 12th August 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/08/2025 14:17	Chas Berger			

Subject	Reference	Associated With	Date	From	To	Message	Attachments
References required		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/08/2025 14:11	Chi Joe	SER Contractor Ltd	Dear Supplier, As part of our due diligence process, we kindly request that you provide two references from organisations where you have delivered similar project works to those outlined in this tender. These references will support our assessment of your experience and capability in delivering comparable services. Please submit the requested information before Tuesday, 12th August 2025, to Chi Joe, Procurement Manager at cjoe@ids.org.uk. Kind regards, IDS	
References required		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/08/2025 14:11	Chi Joe	Chas Berger	Dear Supplier, As part of our due diligence process, we kindly request that you provide two references from organisations where you have delivered similar project works to those outlined in this tender. These references will support our assessment of your experience and capability in delivering comparable services. Please submit the requested information before Tuesday, 12th August 2025, to Chi Joe, Procurement Manager at cjoe@ids.org.uk. Kind regards, IDS	
Interview sessions 12th August 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/08/2025 14:05	Chi Joe	SER Contractor Ltd	Dear Supplier, We are pleased to inform you that you have been shortlisted for an interview with IDS, scheduled for 12th August. Please confirm by return email the names of the team members who will be attending. As a minimum, we expect the attendance of your Managing Director, Commercial or Finance Director, and the Proposed Contract Manager. We also recommend including your Social Value Champion, as two of our residents will be present and will have the opportunity to engage directly with your team. We look forward to your confirmation and will send out a calendar invitation with your time slot. Kind regards, IDS	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Interview sessions 12th August 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/08/2025 14:05	Chi Joe	Chas Berger	Dear Supplier, We are pleased to inform you that you have been shortlisted for an interview with IDS, scheduled for 12th August. Please confirm by return email the names of the team members who will be attending. As a minimum, we expect the attendance of your Managing Director, Commercial or Finance Director, and the Proposed Contract Manager. We also recommend including your Social Value Champion, as two of our residents will be present and will have the opportunity to engage directly with your team. We look forward to your confirmation and will send out a calendar invitation with your time slot. Kind regards, IDS	
RE: Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/08/2025 13:52	Axis Europe Ltd		Hi Please see responses to clarifications raised. Kind regards Jill >> Date:04 Aug 2025 16:29 >> Subject: >> Tender Clarifications >> Message: >> Hi, >> >> Please find attached a list of clarifications that require your response. >> >> We kindly ask that you provide your answers within the next 48 hours. >> >> If you have any questions or need further information, please don't hesitate to get in touch. >> >> Kind regards, >> IDS	Stepney EPC D and E (1).xlsx, Axis Europe - Clarifications of Tender - 34315.xlsx
RE: Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/08/2025 13:41	Mulalley and Company Limited		Good afternoon, Please see attached our responses to the tender clarifications. Kind regards, MCL >> Date:04 Aug 2025 16:14 >> Subject: >> Tender Clarifications >> Message: >> Hi, >> >> Please find attached a list of clarifications that require your response. >> >> We kindly ask that you provide your answers within the next 48 hours. >> >> If you have any questions or need further information, please don't hesitate to get in touch. >> >> Kind regards, >> >> IDS	Mulalley and Company - Clarifications of Tender - 34315.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/08/2025 12:31	Chas Berger		Good afternoon, Please find our responses attached, as requested. Please do not hesitate to reach out if any more information is required at this stage. Kind regards >> Date:04 Aug 2025 16:33 >> Subject: >> Tender Clarifications >> Message: >> Hi, >> >> Please find attached a list of clarifications that require your response. >> >> We kindly ask that you provide your answers within the next 48 hours. >> >> If you have any questions or need further information, please don't hesitate to get in touch. >> >> Kind regards, >> IDS	Chas Berger - Clarifications of Tender - 34315.xlsx
RE: Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/08/2025 08:33	SER Contractor Ltd		Hi Project team Please see attached our responses to your clarifications. if you require any additional information please let us know. Many thanks SER >> Date:04 Aug 2025 16:20 >> Subject: >> Tender Clarifications >> Message: >> Hi, >> >> Please find attached a list of clarifications that require your response. >> >> We kindly ask that you provide your answers within the next 48 hours. >> >> If you have any questions or need further information, please don't hesitate to get in touch. >> >> Kind regards, >> IDS	SER Contractor - Clarifications of Tender - 34315.xlsx, SER Prelim breakdown.pdf
RE: Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/08/2025 08:18	Milestone South East Limited		Good morning, Please find attached our response. Kind Regards >> Date:04 Aug 2025 17:00 >> Subject: >> Tender Clarifications >> Message: >> Hi, >> >> Please find attached clarifications which you are required to respond to. >> >> We kindly request that you provide a response within 48. >> >> If you have any questions, do not hesitate to get in touch. >> >> Kind regards, >> >> IDS	Milestone South East - Clarifications of Tender - 34315.xlsx, Prelims IDS - Clarification.pdf

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/08/2025 08:02	Highview Group		Good morning, Further to your clarifications, please see attached our responses and supporting preliminary breakdown document. Should you have any further queries, please don't hesitate to contact us. Kind Regards >> Date:04 Aug 2025 16:59 >> Subject: >> Tender Clarifications >> Message: >> Hi, >> >> Please find attached clarifications which you are required to respond to. >> >> We kindly request that you provide a response within 48. >> >> If you have any questions, do not hesitate to get in touch. >> >> Kind regards, >> >> IDS	Highview Group - Clarifications of Tender - 34315.xlsx, Prelim Breakdown -Stepney Green.xlsx
Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	04/08/2025 17:00	Chi Joe	Milestone South East Limited	Hi, Please find attached clarifications which you are required to respond to. We kindly request that you provide a response within 48. If you have any questions, do not hesitate to get in touch. Kind regards, IDS	Milestone South East - Clarifications of Tender - 34315.xlsx
Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	04/08/2025 17:00	Chi Joe	Kingsbury Construction Co Ltd	Hi, Please find attached clarifications which you are required to respond to. We kindly request that you provide a response within 48. If you have any questions, do not hesitate to get in touch. Kind regards, IDS	Kingsbury Construction - Clarifications of Tender - 34315.xlsx
Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	04/08/2025 16:59	Chi Joe	Highview Group	Hi, Please find attached clarifications which you are required to respond to. We kindly request that you provide a response within 48. If you have any questions, do not hesitate to get in touch. Kind regards, IDS	Highview Group - Clarifications of Tender - 34315.xlsx
Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	04/08/2025 16:40	Chi Joe	Greyline Group Ltd	Hi, Please find attached a list of clarifications that require your response. We kindly ask that you provide your answers within the next 48 hours. If you have any questions, do not hesitate to get in touch. Kind regards, IDS	Greyline Group - Clarifications of Tender - 34315.xlsx
Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	04/08/2025 16:33	Chi Joe	Chas Berger	Hi, Please find attached a list of clarifications that require your response. We kindly ask that you provide your answers within the next 48 hours. If you have any questions or need further information, please don't hesitate to get in touch. Kind regards, IDS	Chas Berger - Clarifications of Tender - 34315.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	04/08/2025 16:32	Chi Joe	BTS Property Solutions Ltd	Hi, Please find attached a list of clarifications that require your response. We kindly ask that you provide your answers within the next 48 hours. If you have any questions or need further information, please don't hesitate to get in touch. Kind regards, IDS	BTS Property Solutions - Clarifications of Tender - 34315.xlsx
Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	04/08/2025 16:29	Chi Joe	Axis Europe Ltd	Hi, Please find attached a list of clarifications that require your response. We kindly ask that you provide your answers within the next 48 hours. If you have any questions or need further information, please don't hesitate to get in touch. Kind regards, IDS	Axis Europe - Clarifications of Tender - 34315.xlsx
Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	04/08/2025 16:28	Chi Joe	APC Building Services (London) Ltd	Hi, Please find attached a list of clarifications that require your response. We kindly ask that you provide your answers within the next 48 hours. If you have any questions or need further information, please don't hesitate to get in touch. Kind regards, IDS	APC Building Services - Clarifications of Tender - 34315.xlsx
Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	04/08/2025 16:21	Chi Joe	AD Construction (Architectural Decorators Ltd)	Hi, Please find attached a list of clarifications that require your response. We kindly ask that you provide your answers within the next 48 hours. If you have any questions or need further information, please don't hesitate to get in touch. Kind regards, IDS	AD Construction - Clarifications of Tender - 34315.xlsx
Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	04/08/2025 16:20	Chi Joe	SER Contractor Ltd	Hi, Please find attached a list of clarifications that require your response. We kindly ask that you provide your answers within the next 48 hours. If you have any questions or need further information, please don't hesitate to get in touch. Kind regards, IDS	SER Contractor - Clarifications of Tender - 34315.xlsx
Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	04/08/2025 16:18	Chi Joe	Quinn (London) Limited	Hi, Please find attached a list of clarifications that require your response. We kindly ask that you provide your answers within the next 48 hours. If you have any questions or need further information, please don't hesitate to get in touch. Kind regards, IDS	Quinn London - Clarifications of Tender- 34315.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Tender Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	04/08/2025 16:14	Chi Joe	Mulalley and Company Limited	Hi, Please find attached a list of clarifications that require your response. We kindly ask that you provide your answers within the next 48 hours. If you have any questions or need further information, please don't hesitate to get in touch. Kind regards, IDS ----- repaid in December 2026. Kind regards, MCL >> Date:01 Aug 2025 13:59 >> Subject: >> RE:RE: Financial Review- Query >> Message: >> Hi, >> >> Could we please confirm when the loan is due to be repaid? >> >> Kind regards, >> >> IDS >> >> ---- Original Message---- >> From: Mulalley and Company Limited >> Sent: 01 August 2025 11:39 >> Subject: RE: Financial Review- Query >> >> Good afternoon, >> >> Please see our response to the following queries: >> >> "Could you please clarify what is included in 'Amounts etc' as per the attached screenshot?" >> >> The “Amounts etc.” refers to intercompany balances. Based on the screenshot, they are referring specifically to intercompany creditors. These balances are eliminated in the consolidated accounts of the parent company. >> >> "Could you also confirm when the accounts will be audited and what the current loan and cash balance for Mulalley and the parent Sherrygreen Ltd, as of today?” >> >> The audited accounts will be available towards the end of September 2025. >> >> As of 31 July 2025: >> >> • Mulalley: Cash balance of £12.7m and no	Mulalley and Company - Clarifications of Tender - 34315.xlsx
RE: RE:RE: Financial Review- Query		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	01/08/2025 14:34	Mulalley and Company Limited			

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE:RE: Financial Review- Query		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	01/08/2025 13:59	Chi Joe	Mulalley and Company Limited	... , please clarify what is included in "Amounts etc" as per the attached screenshot?" >> The “Amounts etc.” refers to intercompany balances. Based on the screenshot, they are referring specifically to intercompany creditors. These balances are eliminated in the consolidated accounts of the parent company. "Could you also confirm when the accounts will be audited and what the current loan and cash balance for Mulalley and the parent Sherrygreen Ltd, as of today?" >> The audited accounts will be available towards the end of September 2025. As of 31 July 2025: • Mulalley: Cash balance of £12.7m and no outstanding loan balance. • Sherrygreen Group: Cash balance of £14.1m and a loan of £27.5m. Kind regards, MCL >> Date:01 Aug 2025 09:33 >> Subject: >> Financial Review- Query >> Message: >> Hi Team, >> >> Could you please clarify what is included in "Amounts etc" as per the attached screenshot?" >> The “Amounts etc.” refers to intercompany balances. Based on the screenshot, they are referring specifically to intercompany creditors. These balances are eliminated in the consolidated accounts of the parent company. "Could you also confirm when the accounts will be audited and what the current loan and cash balance for Mulalley and the parent Sherrygreen Ltd, as of today?" >> The audited accounts will be available towards the end of September 2025. As of 31 July 2025: • Mulalley: Cash balance of £12.7m and no outstanding loan balance. • Sherrygreen Group: Cash balance of £14.1m and a loan of £27.5m. Kind regards, MCL >> Date:01 Aug 2025 09:33 >> Subject: >> Financial Review- Query >> Message: >> Hi Team, >> >> Could you please clarify what is included in "Amounts etc" as per the attached screenshot? >> >> Could you also confirm when the accounts	
RE:RE: Financial Review- Query		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	01/08/2025 12:05	Chi Joe	Mulalley and Company Limited		

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: Financial Review- Query		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	01/08/2025 11:39	Mulalley and Company Limited		the following queries: "Could you please clarify what is included in 'Amounts etc' as per the attached screenshot?" >> The “Amounts etc.” refers to intercompany balances. Based on the screenshot, they are referring specifically to intercompany creditors. These balances are eliminated in the consolidated accounts of the parent company. "Could you also confirm when the accounts will be audited and what the current loan and cash balance for Mulalley and the parent Sherrygreen Ltd, as of today?" >> The audited accounts will be available towards the end of September 2025. As of 31 July 2025: • Mulalley: Cash balance of £12.7m and no outstanding loan balance. • Sherrygreen Group: Cash balance of £14.1m and a loan of £27.5m. Kind regards, MCL >> Date:01 Aug 2025 09:33 >> Subject: >> Financial Review- Query >> Message: >> Hi Team, >> >> Could you please clarify what is included in "Amounts etc" as per the attached screenshot? >> >> Could you also confirm when the accounts will be audited and what the current loan and cash balance for Mualley and the parent Sheerygreen Ltd, as of today? >> >> Kind	
Financial Review- Query		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	01/08/2025 09:33	Chi Joe	Mulalley and Company Limited	Hi Team, Could you please clarify what is included in "Amounts etc" as per the attached screenshot? Could you also confirm when the accounts will be audited and what the current loan and cash balance for Mualley and the parent Sheerygreen Ltd, as of today? Kind regards, IDS	image003.png

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: Contractor Financial Checks		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	30/07/2025 12:01	Greyline Group Ltd		Good Afternoon, Please find attached zip file contacting the following requested documents: 1. Audited Accounts for the past 3 years 2. Latest Management Accounts 3. Cashflow Forecast covering the next 24 months Thank you, Kind regards. >> Date:28 Jul 2025 13:49 >> Subject: >> Contractor Financial Checks >> Message: >> Dear Supplier, >> >> To enable us to complete our financial due diligence in relation to this project, please provide the following documents within the next 48 hours: >> >> 1. Audited Accounts for the past 3 years >> 2. Latest Management Accounts >> 3. Cashflow Forecast covering the next 24 months >> >> Your prompt attention to this request is appreciated. >> >> If you have any questions or require clarification, please don't hesitate to contact us. >> >> Kind regards, >> IDS >>	Post tender submission - Greyline.zip
RE: Contractor Financial Checks		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	30/07/2025 07:42	AD Construction (Architectural Decorators Ltd)		Good morning, Please see attached documents. We hope this is satisfactory. Please do not hesitate to contact us with any queries Kind regards >> Date:28 Jul 2025 13:49 >> Subject: >> Contractor Financial Checks >> Message: >> Dear Supplier, >> >> To enable us to complete our financial due diligence in relation to this project, please provide the following documents within the next 48 hours: >> >> 1. Audited Accounts for the past 3 years >> 2. Latest Management Accounts >> 3. Cashflow Forecast covering the next 24 months >> >> Your prompt attention to this request is appreciated. >> >> If you have any questions or require clarification, please don't hesitate to contact us. >> >> Kind regards, >> IDS >>	Confidentiality Notice.pdf, AD Signed Accounts 2022.pdf, AD Signed Accounts 2023 .pdf, AD Signed Accounts 2024.pdf, draft management accounts 2024 25.xlsx, cashflow forecast.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: Contractor Financial Checks		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	30/07/2025 07:04	Highview Group		Good Morning, As requested please find attached our last 3 years accounts, management accounts and Sales Forecast. Please let me know if you require further information. Many Thanks >> Date:28 Jul 2025 13:49 >> Subject: >> Contractor Financial Checks >> Message: >> Dear Supplier, >> >> To enable us to complete our financial due diligence in relation to this project, please provide the following documents within the next 48 hours: >> >> 1. Audited Accounts for the past 3 years >> 2. Latest Management Accounts >> 3. Cashflow Forecast covering the next 24 months >> >> Your prompt attention to this request is appreciated. >> >> If you have any questions or require clarification, please don't hesitate to contact us. >> >> Kind regards, >> IDS >>	Highview Roofing and Externals Ltd YE Sep-22 - Abr Accs.pdf, Highview Roofing & Externals - Statutory Accs - YE 30.09.2023.pdf, Highview Group Limited - Abb Accs YE 30.09.24.pdf, June 25 MA's.pdf, Sales Forecast 24-26 (August 2025).pdf
RE: Contractor Financial Checks		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	29/07/2025 15:49	SER Contractor Ltd		Hello, Please find the requested documents attached. If there are any issues, please let us know. Kind Regards SER >> Date:28 Jul 2025 13:49 >> Subject: >> Contractor Financial Checks >> Message: >> Dear Supplier, >> >> To enable us to complete our financial due diligence in relation to this project, please provide the following documents within the next 48 hours: >> >> 1. Audited Accounts for the past 3 years >> 2. Latest Management Accounts >> 3. Cashflow Forecast covering the next 24 months >> >> Your prompt attention to this request is appreciated. >> >> If you have any questions or require clarification, please don't hesitate to contact us. >> >> Kind regards, >> IDS >>	Financial Documents - SER Contractor.zip

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: Contractor Financial Checks		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	29/07/2025 10:35	Chas Berger		Please see attached, as requested. Kind regards >> Date:28 Jul 2025 13:49 >> Subject: >> Contractor Financial Checks >> Message: >> Dear Supplier, >> >> To enable us to complete our financial due diligence in relation to this project, please provide the following documents within the next 48 hours: >> >> 1. Audited Accounts for the past 3 years >> 2. Latest Management Accounts >> 3. Cashflow Forecast covering the next 24 months >> >> Your prompt attention to this request is appreciated. >> >> If you have any questions or require clarification, please don't hesitate to contact us. >> >> Kind regards, >> IDS >>	CB Accounts 30.06.22.pdf, CB Accounts 30.06.23.pdf, CB Accounts 30.06.24.pdf, CB Management Accounts 31.12.2024.pdf, Chas Berger - Main Company Cashflow.xlsx
RE: Contractor Financial Checks		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	29/07/2025 08:12	Mulalley and Company Limited		Good morning, Please see attached the required documents as requested below. Kind regards, MCL >> Date:28 Jul 2025 13:49 >> Subject: >> Contractor Financial Checks >> Message: >> Dear Supplier, >> >> To enable us to complete our financial due diligence in relation to this project, please provide the following documents within the next 48 hours: >> >> 1. Audited Accounts for the past 3 years >> 2. Latest Management Accounts >> 3. Cashflow Forecast covering the next 24 months >> >> Your prompt attention to this request is appreciated. >> >> If you have any questions or require clarification, please don't hesitate to contact us. >> >> Kind regards, >> IDS >>	1. Combined Mulalley 3 year audited accounts 2022-2024.pdf, 2. Mulalley Management Accounts Dec-24.pdf, 2. SGN Management Accounts Consolidation 31.12.2024.pdf, 3. SGN GROUP - 2 years forecast to Mar 2027.xlsx
Contractor Financial Checks		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	28/07/2025 13:49	Chi Joe	SER Contractor Ltd	Dear Supplier, To enable us to complete our financial due diligence in relation to this project, please provide the following documents within the next 48 hours: 1. Audited Accounts for the past 3 years 2. Latest Management Accounts 3. Cashflow Forecast covering the next 24 months Your prompt attention to this request is appreciated. If you have any questions or require clarification, please don't hesitate to contact us. Kind regards, IDS	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Contractor Financial Checks		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	28/07/2025 13:49	Chi Joe	Mulalley and Company Limited	Dear Supplier, To enable us to complete our financial due diligence in relation to this project, please provide the following documents within the next 48 hours: 1. Audited Accounts for the past 3 years 2. Latest Management Accounts 3. Cashflow Forecast covering the next 24 months Your prompt attention to this request is appreciated. If you have any questions or require clarification, please don't hesitate to contact us. Kind regards, IDS	
Contractor Financial Checks		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	28/07/2025 13:49	Chi Joe	Highview Group	Dear Supplier, To enable us to complete our financial due diligence in relation to this project, please provide the following documents within the next 48 hours: 1. Audited Accounts for the past 3 years 2. Latest Management Accounts 3. Cashflow Forecast covering the next 24 months Your prompt attention to this request is appreciated. If you have any questions or require clarification, please don't hesitate to contact us. Kind regards, IDS	
Contractor Financial Checks		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	28/07/2025 13:49	Chi Joe	Greyline Group Ltd	Dear Supplier, To enable us to complete our financial due diligence in relation to this project, please provide the following documents within the next 48 hours: 1. Audited Accounts for the past 3 years 2. Latest Management Accounts 3. Cashflow Forecast covering the next 24 months Your prompt attention to this request is appreciated. If you have any questions or require clarification, please don't hesitate to contact us. Kind regards, IDS	
Contractor Financial Checks		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	28/07/2025 13:49	Chi Joe	Chas Berger	Dear Supplier, To enable us to complete our financial due diligence in relation to this project, please provide the following documents within the next 48 hours: 1. Audited Accounts for the past 3 years 2. Latest Management Accounts 3. Cashflow Forecast covering the next 24 months Your prompt attention to this request is appreciated. If you have any questions or require clarification, please don't hesitate to contact us. Kind regards, IDS	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Contractor Financial Checks		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	28/07/2025 13:49	Chi Joe	APC Building Services (London) Ltd	Dear Supplier, To enable us to complete our financial due diligence in relation to this project, please provide the following documents within the next 48 hours: 1. Audited Accounts for the past 3 years 2. Latest Management Accounts 3. Cashflow Forecast covering the next 24 months Your prompt attention to this request is appreciated. If you have any questions or require clarification, please don't hesitate to contact us. Kind regards, IDS	
Contractor Financial Checks		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	28/07/2025 13:49	Chi Joe	AD Construction (Architectural Decorators Ltd)	Dear Supplier, To enable us to complete our financial due diligence in relation to this project, please provide the following documents within the next 48 hours: 1. Audited Accounts for the past 3 years 2. Latest Management Accounts 3. Cashflow Forecast covering the next 24 months Your prompt attention to this request is appreciated. If you have any questions or require clarification, please don't hesitate to contact us. Kind regards, IDS	
RE:RE: PCSA Services - No price submitted		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	28/07/2025 13:38	Chi Joe	SER Contractor Ltd	Thank you for providing a response. Kind regards, IDS -----Original Message----- From: SER Contractor Ltd Sent: 28 July 2025 12:05 Subject: RE: PCSA Services - No price submitted Hi IDS Team We confirm we stand by our tender submission to undertake the PCSA Services as per section 1 & 2. Regards SER >> Date:28 Jul 2025 11:57 >> Subject: >> PCSA Services - No price submitted >> Message: >> Hi, >> >> Upon reviewing your tender submission, we have noted that no pricing has been provided for the PCSA Services. Specifically, Sections 1 and 2 of the pricing schedule have been left blank, despite the expectation that these services should be costed separately. >> This omission implies that, should you proceed on the basis of your current submission, you would be providing the PCSA Services at no charge. >> In accordance with JCT Tendering Practice Note 2017 Alternative 1, we kindly ask you to confirm whether you stand by your submitted pricing or wish to withdraw your tender. >> >> We expect a response within 48 hours. >> >> Kind regards, >> IDS	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: PCSA Services - No price submitted		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	28/07/2025 12:13	SER Contractor Ltd		Hi IDS Team We confirm we stand by our tender price to include PCSA Services Sections 1 and 2 Regards SER >> Date:28 Jul 2025 11:57 >> Subject: >> PCSA Services - No price submitted >> Message: >> Hi, >> >> Upon reviewing your tender submission, we have noted that no pricing has been provided for the PCSA Services. Specifically, Sections 1 and 2 of the pricing schedule have been left blank, despite the expectation that these services should be costed separately. >> This omission implies that, should you proceed on the basis of your current submission, you would be providing the PCSA Services at no charge. >> In accordance with JCT Tendering Practice Note 2017 Alternative 1, we kindly ask you to confirm whether you stand by your submitted pricing or wish to withdraw your tender. >> >> We expect a response within 48 hours. >> >> Kind regards, >> IDS	
RE: PCSA Services - No price submitted		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	28/07/2025 12:05	SER Contractor Ltd		Hi IDS Team We confirm we stand by our tender submission to undertake the PCSA Services as per section 1 & 2. Regards SER >> Date:28 Jul 2025 11:57 >> Subject: >> PCSA Services - No price submitted >> Message: >> Hi, >> >> Upon reviewing your tender submission, we have noted that no pricing has been provided for the PCSA Services. Specifically, Sections 1 and 2 of the pricing schedule have been left blank, despite the expectation that these services should be costed separately. >> This omission implies that, should you proceed on the basis of your current submission, you would be providing the PCSA Services at no charge. >> In accordance with JCT Tendering Practice Note 2017 Alternative 1, we kindly ask you to confirm whether you stand by your submitted pricing or wish to withdraw your tender. >> >> We expect a response within 48 hours. >> >> Kind regards, >> IDS	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
PCSA Services - No price submitted		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	28/07/2025 11:57	Chi Joe	SER Contractor Ltd	Hi, Upon reviewing your tender submission, we have noted that no pricing has been provided for the PCSA Services. Specifically, Sections 1 and 2 of the pricing schedule have been left blank, despite the expectation that these services should be costed separately. This omission implies that, should you proceed on the basis of your current submission, you would be providing the PCSA Services at no charge. In accordance with JCT Tendering Practice Note 2017 Alternative 1, we kindly ask you to confirm whether you stand by your submitted pricing or wish to withdraw your tender. We expect a response within 48 hours. Kind regards, IDS	
Non- Compliant Tender		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	28/07/2025 11:23	Chi Joe	MYC Group (UK) Ltd	Hi Team, Following a review of your tender submission, we noted that the contract period has been amended from the specified 58 weeks to 100 weeks. As this constitutes a deviation from the stated requirements, your submission is deemed non-compliant. Regrettably, we will not be progressing your tender any further in this process. We appreciate the time and effort you invested in preparing your submission and wish you every success in your future endeavours. Kind regards, IDS	
RE:Issue with Re-Submitting		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	25/07/2025 10:16	Chi Joe	Milestone South East Limited	Hi, Your attached pricing information has been duly noted and will be added to your submitted documents. Kind regards, IDS ---- Original Message---- From: Milestone South East Limited Sent: 25 July 2025 10:11 Subject: Issue with Re-Submitting Good morning, Upon submitting, we noticed that we uploaded the pricing document on its own, when it should have been the attached zip file. Even though there is still an hour until submission, the portal is not allowing us to modify our return to upload correctly. Please can this message & attachment be taking into account within our submission? Thank you	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Issue with Re-Submitting		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	25/07/2025 10:11	Milestone South East Limited		Good morning, Upon submitting, we noticed that we uploaded the pricing document on its own, when it should have been the attached zip file. Even though there is still an hour until submission, the portal is not allowing us to modify our return to upload correctly. Please can this message & attachment be taking into account within our submission? Thank you response to be posted by 18th July. In the response below, we advised that ' Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents.'" and the pricing document was attached. There are no additional answers to be provided. Kind regards, IDS ----Original Message---- From: MYC Group (UK) Ltd Sent: 24 July 2025 11:27 Subject: RE: RE: Question regarding Window Schedule Hi the response you posted was answer to be posted on the 18th, but nothing was posted. is there an update? >> Date:24 Jul 2025 09:51 >> Subject: >> RE: Question regarding Window Schedule >> Message: >> Hi, >> >> Any update re the below query? >> >> >> >> Date:18 Jul 2025 17:06 >> >> Subject: >> >> Question regarding Window Schedule >> >> Message: >> >> Hi, >> >> >> >> We received the below question: >> >> >> >> The latest updated window schedule is missing much of the information needed for costing. >> >> >> >> Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the	Milestone - Appendix 2 - Pricing.zip
RE:RE: RE: Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/07/2025 11:47	Chi Joe	MYC Group (UK) Ltd	T08 Rev B - Proposed Window & Door Schedule.pdf, T04 Rev B - Existing Window & Door Schedule.pdf	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: RE: Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/07/2025 11:27	MYC Group (UK) Ltd		Hi the response you posted was answer to be posted on the 18th, but nothing was posted. is there an update? >> Date:24 Jul 2025 09:51 >> Subject: >> RE: Question regarding Window Schedule >> Message: >> Hi, >> >> Any update re the below query? >> >> >> Date:18 Jul 2025 17:06 >> >> Subject: >> >> Question regarding Window Schedule >> >> Message: >> >> Hi, >> >> >> We received the below question: >> >> >> The latest updated window schedule is missing much of the information needed for costing. >> >> >> >> Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? >> >> >> >> Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. >> >> >> >> Kind regards, >> >> IDS	
RE:RE: Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/07/2025 08:26	Chi Joe	MYC Group (UK) Ltd	Hi, What update do you require? The answer was posted next to your question. Kind regards, IDS -----Original Message----- From: MYC Group (UK) Ltd Sent: 24 July 2025 07:51 Subject: RE: Question regarding Window Schedule Hi, Any update re the below query? >> Date:18 Jul 2025 17:06 >> Subject: >> Question regarding Window Schedule >> Message: >> Hi, >> >> We received the below question: >> >> The latest updated window schedule is missing much of the information needed for costing. >> >> Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? >> >> Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. >> >> Kind regards, >> IDS	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/07/2025 07:51	MYC Group (UK) Ltd		Hi, Any update re the below query? >> Date:18 Jul 2025 17:06 >> Subject: >> Question regarding Window Schedule >> Message: >> Hi, >> >> We received the below question: >> >> The latest updated window schedule is missing much of the information needed for costing. >> >> Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? >> >> Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. >> >> Kind regards, >> IDS the contract tendering period due to the strict timeline set by the WH:SHF funding requirements which mandate that works must commence on site within a specified timeframe in order to secure and claim the allocated funding. Kind regards, IDS ---- Original Message---- From: Etec Contract Services Ltd Sent: 21 July 2025 11:54 Subject: RE: Question regarding Window Schedule Good afternoon, Following the issue of the window information can we please request an extension of time to the tender deadline as this information will necessitate going back out to our supply chain to seek quotes which will take some time to be returned to us. Kind regards, >> Date:18 Jul 2025 15:06 >> Subject: >> Question regarding Window Schedule >> Message: >> Hi, >> >> We received the below question: >> >> The latest updated window schedule is missing much of the information needed for costing. >> >> Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? >> >> Please be advised that the level of	
RE:RE: Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	21/07/2025 15:18	Chi Joe	Etec Contract Services Ltd		

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE:Clarification		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	21/07/2025 15:16	Chi Joe	Mulalley and Company Limited	----- – Please confirm that permissions/licence from adjoining dwellings will be by others. Agreed. Renewal of double hung windows - Can use please confirm if spiral balance is acceptable in lieu of the lead weight & pulley system. Please price for lead weight and pulley. Can you please confirm that we are to price & submit the latest excel document headed “ Stepney Green, Mocatta & Navarino – Pricing Schedule – Rev A” which includes PCSA Section 1,2,3 & 4. Correct Pricing schedule of Mocatta & Navarino, PCSA section 3 & 4 – Can you please advise what mechanism will be applied to increase cost(if any) from current rates applied to Stepney Green. The intention is that the rates for Stepney Green will be applied to the other sites. Can we redesign the AOV's to meet the 1m2 requirement and have it in one section. Agreed so long as you seek approval from the conservation officer. As this needs to be a CE mark system on timber we can only do a glazed in AOV version so the overall structure will be timber and on the glass section we will have an aluminium AOV with a glazing bead adaptor. Agreed so long as you seek approval from the	
RE: Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	21/07/2025 11:54	Etec Contract Services Ltd		Good afternoon, Following the issue of the window information can we please request an extension of time to the tender deadline as this information will necessitate going back out to our supply chain to seek quotes which will take some time to be returned to us. Kind regards, >> Date:18 Jul 2025 15:06 >> Subject: >> Question regarding Window Schedule >> Message: >> Hi, >> >> We received the below question: >> >> The latest updated window schedule is missing much of the information needed for costing. >> >> Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? >> >> Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. >> >> Kind regards, >> IDS	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Response enquiry		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	21/07/2025 07:46	Mulalley and Company Limited		Good morning, Could we please kindly ask when we can expect responses to our queries raised on the 15th. Kind regards, MCL	
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Z Baverstock LTD	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Wates Property Services Limited	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	VINCI Construction UK LTD T/A VINCI Facilities	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	United Living property Services	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Topcoat Construction Limited T/A TCL Group	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Thomas Sinden Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Stonewest Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Shellmar Construction Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Saltash Enterprises Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	SER Contractor Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	R. Benson Property Maintenance Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Quinn (London) Limited	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Parogon Contracts LTD	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Overleaf Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	NewmanFrancis Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Mysons Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	MYC Group (UK) Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Mulalley and Company Limited	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Mitie Property Services (UK) Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf

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Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Mintgreen Contractors Limited	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Milestone South East Limited	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Mears Limited	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	M&J Group (Construction and Roofing) LTD	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf

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Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Kingsbury Construction Co Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Jiyu Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	HTA Design LLP	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Hugh LS McConnell Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf

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Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Highview Group	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Heron Manufacture Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Guildmore Limited	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Greyline Group Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf

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Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Ettec Contract Services Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	EQUANS Regeneration Limited	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Durkan Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Emplas Window Systems	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Chas Berger	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	CB Design and Build Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Cardo South	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	BTS Property Solutions Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf

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Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Bika Construction Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Boom Construction Limited	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Armina Group LTD	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Axis Europe Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	APC Building Services (London) Ltd	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Anglian Building Products, a division of ASHI Group Limited.	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	AD Construction (Architectural Decorators Ltd)	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf
Question regarding Window Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 15:06	Chi Joe	Acclaim Contracts Limited	Hi, We received the below question: The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Please be advised that the level of information on the new windows is the same as the others- Please see the attached documents. Kind regards, IDS	T04 Rev B - Existing Window & Door Schedule.pdf, T08 Rev B - Proposed Window & Door Schedule.pdf

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Window Clarification		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 11:18	Axis Europe Ltd		----- to meet the 1m2 requirement and have it in one section. As this needs to be a CE mark system on timber we can only do a glazed in AOV version so the overall structure will be timber and on the glass section we will have an aluminium AOV with a glazing bead adaptor. Existing communal windows and doors have glass louvers which we don't usually do, can this be changed to full glass or permanent opened aluminium louvres? According to Section 2 M&W on SS_25_30_20_22 Entry doors are Engineered Redwood timber and on SS_25_30_20_25 Latham's Steel doors (or EA) but Timber on the SOW, could you please confirm what to price for. On Section 2 M&W on windows under subsection 8 requires a 21mm astragal bar which will match existing but the Apendix C detail drawing shows it as an integrated glazing bar at 40mm wide which is almost double than existing and this will have a huge impact on the appearance of the window and will be a lot more expensive, we suggest an face adhered bar to keep the existing aspect and a reduced cost. Trickle vents will be concealed as the original windows and not on the face of the sash as	Drawing.PNG
RE: Clarification		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/07/2025 08:36	Mulalley and Company Limited		Good morning, Could we please kindly ask for responses to our below clarifications, raised on the 15th. Kind regards, MCL >> Date:15 Jul 2025 11:52 >> Subject: >> Clarification >> Message: >> Good afternoon, >> >> Please could we raise the following: >> >> 1. Items 4.27.5 & 4.27.6 – Please confirm that permissions/licence from adjoining dwellings will be by others. >> 2. Renewal of double hung windows - Can use please confirm if spiral balance is acceptable in lieu of the lead weight & pulley system. >> 3. Can you please confirm that we are to price & submit the latest excel document headed “ Stepney Green, Mocatta & Navarino – Pricing Schedule – Rev A” which includes PCSA Section 1,2,3 & 4. >> 4. Pricing schedule of Mocatta & Navarino, PCSA section 3 & 4 – Can you please advise what mechanism will be applied to increase cost(if any) from current rates applied to Stepney Green. >> >> Kind regards, >> >> MCL >>	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Z Baverstock LTD	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Wates Property Services Limited	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	VINCI Construction UK LTD T/A VINCI Facilities	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	United Living property Services	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Thomas Sinden Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Topcoat Construction Limited T/A TCL Group	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Shellmar Construction Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Stonewest Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Saltash Enterprises Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	SER Contractor Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	R. Benson Property Maintenance Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Quinn (London) Limited	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Parogon Contracts LTD	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	NewmanFrancis Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Overleaf Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Mysons Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	MYC Group (UK) Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Mulalley and Company Limited	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Mitie Property Services (UK) Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Milestone South East Limited	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Mintgreen Contractors Limited	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Mears Limited	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	M&J Group (Construction and Roofing) LTD	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Kingsbury Construction Co Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Jiyu Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Hugh LS McConnell Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	HTA Design LLP	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Heron Manufacture Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Highview Group	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Guildmore Limited	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Greyline Group Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Etec Contract Services Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	EQUANS Regeneration Limited	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Emplas Window Systems	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Durkan Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Chas Berger	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	CB Design and Build Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	BTS Property Solutions Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Cardo South	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Bika Construction Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Boom Construction Limited	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:13	Chi Joe	Axis Europe Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:12	Chi Joe	Armina Group LTD	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:12	Chi Joe	APC Building Services (London) Ltd	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:12	Chi Joe	Anglian Building Products, a division of ASHI Group Limited.	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:12	Chi Joe	AD Construction (Architectural Decorators Ltd)	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
Clarifications 17/07/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 15:12	Chi Joe	Acclaim Contracts Limited	Hi, Please find attached the latest clarifications. Take note that tomorrow 18th July is the last day for clarifications questions. Kind regards, IDS	All Clarifications 17th July 2025.xlsx
RE:Extension		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 14:42	Chi Joe	SER Contractor Ltd	Hi, We are unable to grant an extension to the contract tendering period due to the strict timeline set by the WH:SHF funding requirements which mandate that works must commence on site within a specified timeframe in order to secure and claim the allocated funding. Kind regards, IDS ---- Original Message---- From: SER Contractor Ltd Sent: 17 July 2025 12:19 Subject: Extension Good Afternoon, Due to the summer holidays and upcoming annual leave, we would like to please request an extension. Kind Regards SER	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE:Documents to be returned		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 14:41	Chi Joe	Etec Contract Services Ltd	Hi, Please find attached. Kind regards, IDS --- -Original Message----- From: Etec Contract Services Ltd Sent: 17 July 2025 10:39 Subject: Documents to be returned Good morning, Can we please ask that all pricing documents to be returned be issued in excel format. Kind regards,	Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
RE:EOT request		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 14:38	Chi Joe	Etec Contract Services Ltd	Hi, We are unable to grant an extension to the contract tendering period due to the strict timeline set by the WH:SHF funding requirements which mandate that works must commence on site within a specified timeframe in order to secure and claim the allocated funding. Kind regards, IDS ---- Original Message----- From: Etec Contract Services Ltd Sent: 17 July 2025 10:27 Subject: EOT request Good morning, Due to the number of clarifications and revised docs that have been issued can we please request a one week extension to the deadline to allow us sufficient time and resources to complete our tender. Kind regards,	
Extension		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 12:19	SER Contractor Ltd		Good Afternoon, Due to the summer holidays and upcoming annual leave, we would like to please request an extension. Kind Regards SER	
Windows Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 10:51	MYC Group (UK) Ltd		The latest updated window schedule is missing much of the information needed for costing. Could you please send through the revised version of drawing no.34315 – T – 08 rev A, which includes for windows/doors N, O, P, Q, R, and S recently added to the updated CSA? Thank you!	
Documents to be returned		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 10:39	Etec Contract Services Ltd		Good morning, Can we please ask that all pricing documents to be returned be issued in excel format. Kind regards,	
EOT request		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/07/2025 10:27	Etec Contract Services Ltd		Good morning, Due to the number of clarifications and revised docs that have been issued can we please request a one week extension to the deadline to allow us sufficient time and resources to complete our tender. Kind regards,	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE:RFI		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	17/07/2025 08:29	Chi Joe	Quinn (London) Limited	Hi, The latest clarification document supersedes all previous information received. The completion date for Section 1 is 31st March 2026, and the document titled Stepney EPC D E is the updated property list mentioned on line 33. Kind regards, IDS ---- Original Message---- From: Quinn (London) Limited Sent: 17 July 2025 06:26 Subject: RFI Good morning May we ask the following: Please can you kindly confirm if the response to the clarification on line 33 (sent 11/07/2025) supersedes clarification on line 17 (sent 03/07/2025)? We note that line 33 states that: • Completion date for section 1 is the 31st March 2026 (not the 9th of Jan 2026) • 26 properties have secured WH funding (rather than the 29 properties) Please can you also confirm that the document titled ‘Stepney EPC D and E’ is the updated property list mentioned on line 33? Thank you"	
RFI		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	17/07/2025 06:26	Quinn (London) Limited		Good morning May we ask the following: Please can you kindly confirm if the response to the clarification on line 33 (sent 11/07/2025) supersedes clarification on line 17 (sent 03/07/2025)? We note that line 33 states that: • Completion date for section 1 is the 31st March 2026 (not the 9th of Jan 2026) • 26 properties have secured WH funding (rather than the 29 properties) Please can you also confirm that the document titled ‘Stepney EPC D and E’ is the updated property list mentioned on line 33? Thank you"	
Word Count Clarification		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	16/07/2025 11:16	Axis Europe Ltd		Good afternoon, Are you able to confirm the word count. It states 1,500 word / 2 pages but need confirmation which one is it? Many thanks Bid Team	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	16/07/2025 10:52	Mitie Property Services (UK) Ltd		Good Morning, • The amendment to clause 2.8 of the PCSA doesn't read properly but seems to say that the Contractor is liable for PCSA design work even if the Main Contract is performed by another Contractor. This is the opposite of the standard PCSA position and puts the Contractor up at risk of future claims for Main Contract works performed by others. The PCSA has somewhat been converted into a design appointment. If this is to remain, it would absolutely be market standard to for the Contractor to have an aggregate liability cap and consequential loss exclusion, otherwise the PCSA appointment is too high risk. Please confirm this will be accommodated. • We would like to understand the PCSA's appointment of the Contractor as Building Safety Act/Building Regulations Principal Designer. We do not think the appointment is appropriate here, noting that the Contractor is not appointed as CDM Principal Designer. Kind Regards	
RFI		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	16/07/2025 10:38	Quinn (London) Limited		Good morning Another query if we may Please could we ask the client team for stepney Green Tender to clarify the following: Is the Warmer homes fund (WHF) works just window replacement, or is it including new roof insulation and roof coverings renewal. Many thanks	
RFI		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	16/07/2025 10:20	Quinn (London) Limited		Good afternoon Could we please ask the client project team to clarify the following . 'We note from the tender documentation that the client requires a full sample installation to 1 No Flat and Fixed Screen To Communal Stairwell. Could you clarify if this area requires to be in an existing vacant flat (if so which block) or just a spare void area for samples to be shown.' Many thanks in advance	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE:Clarification - Commercially Confidential		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	15/07/2025 12:06	Chi Joe	Mitie Property Services (UK) Ltd	Hi, Our insurances have responded with the below: Is it your PI policy they are querying or the one that they intend to provide as part of their tender ? Could you please clarify and perhaps give reasons for the query? Kind regards, IDS ----Original Message---- From: Mitie Property Services (UK) Ltd Sent: 14 July 2025 07:47 Subject: Clarification - Commercially Confidential Good Morning, COMMERCIALLY CONFIDENTIAL: We note PI insurance is on a per claim basis. Please have your insurance advisers confirm that per claim and in the aggregate is acceptable provided there are unlimited reinstatements. Kind Regards	
Clarification		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	15/07/2025 11:52	Mulalley and Company Limited		Good afternoon, Please could we raise the following: 1. Items 4.27.5 & 4.27.6 – Please confirm that permissions/licence from adjoining dwellings will be by others. 2. Renewal of double hung windows - Can use please confirm if spiral balance is acceptable in lieu of the lead weight & pulley system. 3. Can you please confirm that we are to price & submit the latest excel document headed “ Stepney Green, Mocatta & Navarino – Pricing Schedule – Rev A” which includes PCSA Section 1,2,3 & 4. 4. Pricing schedule of Mocatta & Navarino, PCSA section 3 & 4 – Can you please advise what mechanism will be applied to increase cost(if any) from current rates applied to Stepney Green. Kind regards, MCL There is a requirement for works to be carried out to the internal circulation areas. We have not found any floor plans and sections that would enable me to measure the works. Can you please issue internal floor plans?	
Clarification Query		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	15/07/2025 08:21	MYC Group (UK) Ltd			All Clarifications 14th July 2025.xlsx,
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Z Baverstock LTD	Hi, Please find the updated clarification document with responses. Kind regards, IDS	Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Wates Property Services Limited	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	VINCI Construction UK LTD T/A VINCI Facilities	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	United Living property Services	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Topcoat Construction Limited T/A TCL Group	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Thomas Sinden Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Stonewest Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Shellmar Construction Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	SER Contractor Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Saltash Enterprises Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	R. Benson Property Maintenance Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Quinn (London) Limited	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Parogon Contracts LTD	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Overleaf Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	NewmanFrancis Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Mysons Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	MYC Group (UK) Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Mulalley and Company Limited	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Mitie Property Services (UK) Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Mintgreen Contractors Limited	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Milestone South East Limited	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Mears Limited	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	M&J Group (Construction and Roofing) LTD	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Kingsbury Construction Co Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Jiyu Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Hugh LS McConnell Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	HTA Design LLP	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Highview Group	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx

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Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Heron Manufacture Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Greyline Group Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Guildmore Limited	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Etec Contract Services Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	EQUANS Regeneration Limited	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Emplas Window Systems	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Durkan Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	CB Design and Build Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Chas Berger	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Cardo South	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	BTS Property Solutions Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Boom Construction Limited	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Bika Construction Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Axis Europe Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Armina Group LTD	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	APC Building Services (London) Ltd	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Anglian Building Products, a division of ASHI Group Limited.	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	AD Construction (Architectural Decorators Ltd)	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
Clarification responses 14th July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 16:52	Chi Joe	Acclaim Contracts Limited	Hi, Please find the updated clarification document with responses. Kind regards, IDS	All Clarifications 14th July 2025.xlsx, Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
RE:Clarification - Commercially Confidential		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	14/07/2025 16:48	Chi Joe	Mitie Property Services (UK) Ltd	Hi, This question has been sent to our Insurers. I will provide you with a response as soon as we hear back. Kind regards, IDS --Original Message---- From: Mitie Property Services (UK) Ltd Sent: 14 July 2025 07:47 Subject: Clarification - Commercially Confidential Good Morning, COMMERCIALLY CONFIDENTIAL: We note PI insurance is on a per claim basis. Please have your insurance advisers confirm that per claim and in the aggregate is acceptable provided there are unlimited reinstatements. Kind Regards	
RE: Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:40	Quinn (London) Limited		Good afternoon Is this supposed to have new items in it. I am only seeing the 3 folders of drones from 070325 which was downloaded last week. I have used the link in this message. Thanks >> Date:14 Jul 2025 14:17 >> Subject: >> Roof / Elevation photos - Drone >> Message: >> Hi, >> >> You can access the files via the link below. >> >> https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 >> >> Kind regards, >> IDS	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Z Baverstock LTD	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Wates Property Services Limited	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	VINCI Construction UK LTD T/A VINCI Facilities	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	United Living property Services	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Topcoat Construction Limited T/A TCL Group	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Thomas Sinden Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Stonewest Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Shellmar Construction Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	SER Contractor Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Saltash Enterprises Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	

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Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	R. Benson Property Maintenance Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Quinn (London) Limited	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Parogon Contracts LTD	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Overleaf Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	NewmanFrancis Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Mysons Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	MYC Group (UK) Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Mulalley and Company Limited	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Mitie Property Services (UK) Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Mintgreen Contractors Limited	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	

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Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Milestone South East Limited	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Mears Limited	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Kingsbury Construction Co Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	M&J Group (Construction and Roofing) LTD	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Jiyu Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Hugh LS McConnell Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	HTA Design LLP	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Highview Group	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Heron Manufacture Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Guildmore Limited	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	

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Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Etec Contract Services Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Greyline Group Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	EQUANS Regeneration Limited	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Durkan Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Emplas Window Systems	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Chas Berger	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	CB Design and Build Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Cardo South	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	BTS Property Solutions Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Bika Construction Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	

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Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Boom Construction Limited	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Axis Europe Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	APC Building Services (London) Ltd	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Armina Group LTD	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Anglian Building Products, a division of ASHI Group Limited.	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	AD Construction (Architectural Decorators Ltd)	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Roof / Elevation photos - Drone		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:17	Chi Joe	Acclaim Contracts Limited	Hi, You can access the files via the link below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	

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RE:RE: Clarification 100725 , Stepney Green EPC and Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 14:12	Chi Joe	Overleaf Ltd	Hi, Please find attached. Kind regards, IDS --- -Original Message----- From: Overleaf Ltd Sent: 14 July 2025 13:26 Subject: RE: Clarification 100725 , Stepney Green EPC and Pricing Schedule Hello, we note from the latest clarification document that a number of revised documents have been issued, however we have not been provided with these. Could we be issued with the revised documents including drone survey asap please. Thanks >> Date:11 Jul 2025 20:09 >> Subject: >> Clarification 100725 , Stepney Green EPC and Pricing Schedule >> Message: >> Hi, >> >> Please find attached answers to clarifications received up to 10th July 2025, EPC data and Pricing Schedule- Rev A. >> >> Kind regards, >> IDS	Stepney EPC D and E.xlsx, Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx
RE: Clarification 100725 , Stepney Green EPC and Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 13:26	Overleaf Ltd		Hello, we note from the latest clarification document that a number of revised documents have been issued, however we have not been provided with these. Could we be issued with the revised documents including drone survey asap please. Thanks >> Date:11 Jul 2025 20:09 >> Subject: >> Clarification 100725 , Stepney Green EPC and Pricing Schedule >> Message: >> Hi, >> >> Please find attached answers to clarifications received up to 10th July 2025, EPC data and Pricing Schedule- Rev A. >> >> Kind regards, >> IDS	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
EOT		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 10:30	Greyline Group Ltd		Good morning, We acknowledge receipt of your tender clarification 11 July Pricing Schedule - Rev A Please be advised that the new pricing schedule (i.e. PCSA Sections 3 & 4) which were previously excluded from your pricing document will now need to be issued to our supply chain for pricing and returned for inclusion within our tender submission. Our internal pricing documents will also need to be updated with the new information to accommodate the newly received instructions. Due to these changes, on top the recent revised window & door schedule, we would like to formally request a 2-week extension to the tender period. Thank you for your earliest reply. Best regards Terdering Team	
Extension Request		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	14/07/2025 09:15	Mitie Property Services (UK) Ltd		Good Morning, We have received this morning the 'Stepney All Clarifications' and the Pricing schedule – Rev A. We have previously requested an extension to the tender return date and note that at least one other bidder has done the same. We would formally request again, at least a 2-week extension to allow time for our supply chain partners to process the revised documents, in particular the recent issue of the revised window schedules. Granting this extension will allow us to deliver a comprehensive and competitive tender that aligns with your requirements and expectations. We understand the tight schedules and appreciate the consideration of our request. Thank you	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: Clarification		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	14/07/2025 08:46	Mulalley and Company Limited		----- clarification on the items below previously raised. Kind regards, MCL >> Date:08 Jul 2025 09:22 >> Subject: >> Clarification >> Message: >> Good morning, >> >> 1. We acknowledge receipt of revised Section 4, Schedule of works REV A. It appears that only changes made are to window renewal section. Can we amend previous excel schedule of works document provided to us and submit this amended document as part of our tender submission. >> 2. Can you please provide roof/elevation photos taken by a drone. >> 3. Item 3.18.12 – states “Netting to be provided to all elevations, and Monoflex below each lift to prevent dirt and debris falling to areas below”. Provision of Monoflex below each lift is not recommended by our scaffolders (how would these be supported?). As a standard, we would provide base lift to be double boarded with a polythene membrane between boards to prevent dirt & debris falling below. Can you please confirm if these is acceptable. >> 4. Item 4.14.1 – Can you please identify location of flat roof coverings to residential blocks. >> 5. Item 4.16.3 – Are these the communal balconies	
Clarification - Commercially Confidential		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	14/07/2025 07:47	Mitie Property Services (UK) Ltd		Good Morning, COMMERCIALLY CONFIDENTIAL: We note PI insurance is on a per claim basis. Please have your insurance advisers confirm that per claim and in the aggregate is acceptable provided there are unlimited reinstatements. Kind Regards	

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						the contract an aggregate liability cap equal to the contract price, and an exclusion of consequential loss, to enable tenderers to provide the most competitive pricing and as per UK standard market practice. Can the final contract be amended to include this? • We note that payment terms have been changed to 35 days following the interim valuation date. In line with public sector prompt payment policy, we would expect payment terms to be 30 days following the interim valuation date. We as a Group also have to report the percentage of suppliers we pay within 30 days of claim. We cannot pay suppliers on 30 day terms if we don't receive payment until 35 days. Can the final contract be amended so that the payment date is no more than 23 days following the due date? • We note that liquidated damages are £2,350 per week for Section 1 and £1,175 per week for Section 2. Are the Section 1 LDs the employer's sole financial remedy for the contractor's late completion? How are these LDs calculated? Do they include liability in relation to any loss of or reduction in warm homes funding? Could the final contract be amended to	
Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	14/07/2025 07:46	Mitie Property Services (UK) Ltd		Hi, Please find attached answers to	
Clarification 100725 , Stepney Green EPC and Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	11/07/2025 20:09	Chi Joe	Z Baverstock LTD	clarifications received up to 10th July 2025, EPC data and Pricing Schedule- Rev A. Kind regards, IDS	Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx, Stepney EPC D and E.xlsx, All Clarifications 10th July 2025.xlsx
Clarification 100725 , Stepney Green EPC and Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	11/07/2025 20:09	Chi Joe	Wates Property Services Limited	Hi, Please find attached answers to clarifications received up to 10th July 2025, EPC data and Pricing Schedule- Rev A. Kind regards, IDS	Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx, Stepney EPC D and E.xlsx, All Clarifications 10th July 2025.xlsx
Clarification 100725 , Stepney Green EPC and Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	11/07/2025 20:09	Chi Joe	VINCI Construction UK LTD T/A VINCI Facilities	Hi, Please find attached answers to clarifications received up to 10th July 2025, EPC data and Pricing Schedule- Rev A. Kind regards, IDS	Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx, Stepney EPC D and E.xlsx, All Clarifications 10th July 2025.xlsx
Clarification 100725 , Stepney Green EPC and Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	11/07/2025 20:09	Chi Joe	United Living property Services	Hi, Please find attached answers to clarifications received up to 10th July 2025, EPC data and Pricing Schedule- Rev A. Kind regards, IDS	Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx, Stepney EPC D and E.xlsx, All Clarifications 10th July 2025.xlsx
Clarification 100725 , Stepney Green EPC and Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	11/07/2025 20:09	Chi Joe	Thomas Sinden Ltd	Hi, Please find attached answers to clarifications received up to 10th July 2025, EPC data and Pricing Schedule- Rev A. Kind regards, IDS	Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx, Stepney EPC D and E.xlsx, All Clarifications 10th July 2025.xlsx
Clarification 100725 , Stepney Green EPC and Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	11/07/2025 20:09	Chi Joe	Topcoat Construction Limited T/A TCL Group	Hi, Please find attached answers to clarifications received up to 10th July 2025, EPC data and Pricing Schedule- Rev A. Kind regards, IDS	Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx, Stepney EPC D and E.xlsx, All Clarifications 10th July 2025.xlsx

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Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarification 100725 , Stepney Green EPC and Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	11/07/2025 20:09	Chi Joe	AD Construction (Architectural Decorators Ltd)	Hi, Please find attached answers to clarifications received up to 10th July 2025, EPC data and Pricing Schedule- Rev A. Kind regards, IDS	Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx, Stepney EPC D and E.xlsx, All Clarifications 10th July 2025.xlsx
Clarification 100725 , Stepney Green EPC and Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	11/07/2025 20:09	Chi Joe	Acclaim Contracts Limited	Hi, Please find attached answers to clarifications received up to 10th July 2025, EPC data and Pricing Schedule- Rev A. Kind regards, IDS	Stepney Green, Mocatta & Navarino - Pricing Schedule - Rev A.xlsx, Stepney EPC D and E.xlsx, All Clarifications 10th July 2025.xlsx
Drawings		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	11/07/2025 16:07	Axis Europe Ltd		Good afternoon, Are there are any drawings/plans for these 2 areas at all (as part of the wider tender pack). Even if it's just existing? Many thanks Bid Team	
Clarification - Windows		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	11/07/2025 15:00	Overleaf Ltd		Good Afternoon, In the documents there is conflicting information regarding PAS24 and U-values. The documents state PAS24 required however the sections and L10 state a truebar/putty finish which doesn't comply to PAS24 regulations also wouldn't meet the required U-value (1.6+ would be out the u-value for our true/bar putty unit, dependent on product and glazing type). Could you please clarify whether we are to allow for PAS24 requirements or a truebar/putty finish. Thanks	
tenders@greylineltd.com		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	10/07/2025 15:35	Greyline Group Ltd		Good Afternoon, We note the requirements and timetable of your ITT document and schedule of works. In relation to the 29 properties where works are required within Section 1, can we politely request an explanation of the logic applied to the 15 calendar week completion period, specifically the assumed manufacture and delivery period for windows and how the traditional seasonal “shut-down” impacts the total duration? Can we also clarify whether this manufacture and delivery period has been included within the assumption following the requirement for the planning/ conservation officer to review the pilot installation within the initial 15 weeks as your document states that no further windows can be manufactured until this has elapsed. Thank you.	
Pricing Schedules		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	10/07/2025 11:29	Milestone South East Limited		Good afternoon, Please may we kindly request Section 3 second stage pricing (Mocatta) and Section 4 second stage pricing (Navarino) in excel format? Thank you	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: Queries		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	09/07/2025 16:19	Mitie Property Services (UK) Ltd		Apologies, please see attached photo relating to query 2. >> Date:09 Jul 2025 16:18 >> Subject: >> Queries >> Message: >> Good Afternoon, >> >> 1. We note the incumbent CCTV contractor within the tender clarifications but also need to know the incumbent for the access control. Can you please confirm? >> >> 2. Is MEWP access to the gable ends permitted? These are only 3m from the boundary walls, so a scaffold would severely hinder access for all vehicles, but in particular emergency vehicles (photo attached). Roof access from the scaffold can be via the rears and the only work to the gables are fabric repairs and painting windows. Please confirm. >> >> Kind Regards	20250704_101537.jpg
Queries		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	09/07/2025 16:18	Mitie Property Services (UK) Ltd		Good Afternoon, 1. We note the incumbent CCTV contractor within the tender clarifications but also need to know the incumbent for the access control. Can you please confirm? 2. Is MEWP access to the gable ends permitted? These are only 3m from the boundary walls, so a scaffold would severely hinder access for all vehicles, but in particular emergency vehicles (photo attached). Roof access from the scaffold can be via the rears and the only work to the gables are fabric repairs and painting windows. Please confirm. Kind Regards	
Extension Request		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	09/07/2025 16:15	Mitie Property Services (UK) Ltd		Good Afternoon, Can we request a 4 week extension to the current return date please. Kind Regards	
M&E / Fire Alarm Package		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	09/07/2025 15:59	Milestone South East Limited		Good afternoon, To design and comply with building regulations we need the following information: • Is there a FRA for these buildings? • Fire strategy and Fire Evacuation Plan for these buildings? • Do we have people that are hard of hearing or having movement disabilities in those buildings? Thank you	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE:Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	09/07/2025 14:34	Chi Joe	United Living property Services	Hi, You can share the link. Kind regards, IDS - ---Original Message--- From: United Living property Services Sent: 09 July 2025 11:36 Subject: Drone Survey Can you please clarify that we are able to share the drone survey link with sub-contractors for a more accurate price ----- the standard drafting of the JCT PCSA 2024, would you please give consideration to the following: 1 Clause 2.2. Whilst we are happy to have the word ‘reasonable’ added would you please retain, ‘lawful’. 2 Clauses 2.3.3 and 2.3.4. You want to replace ‘promptly’ with ‘immediately’. An immediate notification would mean that the Contractor must notify upon discovery but may not have established the full inconsistency or divergence. Whereas a prompt notification implies that the Contractor has the time to have a full understanding of the issue before prompt notification. This could make the “giving of full particulars as required” difficult. Please confirm if you still want the amendment. 3 You’ve drafted a new clause 2.3.5 stipulating that the Contractor’s information be provided in good time. Is this new clause necessary given clause 2.3.1 already requires the Contractor to provide the “information in accordance with the programme and otherwise as reasonably requested by the Employer...” Please advise. 4 Clause 5.1. You’re wanting to delete the sentence that says that instructions by the Employer for additional Can you please clarify that we are able to share the drone survey link with sub-contractors for a more accurate price Can you please clarify areas of flat roofing that item 4.14 is referring to? Or are these works covered in the dormer roof provisional sum in item 4.15? Can you please provide a copy of drawing P07 as referred to in item 4.9.20 of the Stepney pricing document?	
Contract Considerations		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	09/07/2025 14:20	United Living property Services			
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	09/07/2025 11:36	United Living property Services			
Areas of flat roofing		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	09/07/2025 11:36	United Living property Services			
Drawing P07		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	09/07/2025 11:35	United Living property Services			

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Pricing Document Excel		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	09/07/2025 11:34	United Living property Services		Can you please provide a copy of the revised Stepney pricing document (following updated window & door schedule amendments) in excel format so we can avoid any discrepancies from the pdf version? Could you please also provide a copy of the remaining pricing schedules in excel format?	
RFI Pricing in Excel request		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	09/07/2025 08:43	Quinn (London) Limited		Good morning May we please ask if it possible to have the Pricing document in Excel format please. Many thanks in advance	
Revised pricing document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	09/07/2025 07:34	Axis Europe Ltd		Hi Following the clarification regarding the windows can you please issue a revised pricing document. Thanks Kind regards Jill	
Clarification		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	09/07/2025 06:55	United Living property Services		Could we please request the floor plans relating to door entry and access control?	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Z Baverstock LTD	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Wates Property Services Limited	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	VINCI Construction UK LTD T/A VINCI Facilities	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	United Living property Services	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Topcoat Construction Limited T/A TCL Group	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Thomas Sinden Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	

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Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Stonewest Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Shellmar Construction Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	SER Contractor Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Saltash Enterprises Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	R. Benson Property Maintenance Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Quinn (London) Limited	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Parogon Contracts LTD	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	NewmanFrancis Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Mysons Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	MYC Group (UK) Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	

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Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Mulalley and Company Limited	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Mitie Property Services (UK) Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Mintgreen Contractors Limited	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Milestone South East Limited	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Mears Limited	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	M&J Group (Construction and Roofing) LTD	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Kingsbury Construction Co Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Jiyu Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Hugh LS McConnell Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	HTA Design LLP	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	

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Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Highview Group	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Heron Manufacture Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Guildmore Limited	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Greyline Group Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Etec Contract Services Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	EQUANS Regeneration Limited	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Emplas Window Systems	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Durkan Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Chas Berger	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	CB Design and Build Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	

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Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Cardo South	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	BTS Property Solutions Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Boom Construction Limited	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Bika Construction Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Axis Europe Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Armina Group LTD	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	APC Building Services (London) Ltd	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Anglian Building Products, a division of ASHI Group Limited.	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	AD Construction (Architectural Decorators Ltd)	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Survey		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 14:27	Chi Joe	Acclaim Contracts Limited	Hi, Please see the link to the drone survey below. https://bailygarnerllp.sharefile.eu/d-s10febee2be774ab1b9d42ac65f032647 Kind regards, IDS	
Drone Surveys		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 12:33	Axis Europe Ltd		Good afternoon, Can we please request the drone surveys of the roofs. Many thanks Bid Team	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: RE:Pricing Document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 12:27	Axis Europe Ltd		Apologies, just located the pricing document. Thanks >> Date:20 Jun 2025 13:20 >> Subject: >> RE:Pricing Document >> Message: >> >> >> >> ---- Original Message---- >> From: Axis Europe Ltd >> Sent: 19 June 2025 12:35 >> Subject: Pricing Document >> >> Good afternoon, >> >> Can you please confirm when you will be uploading the Pricing Document. >> >> Many thanks >> Bid Team	
Pricing Document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 12:26	Axis Europe Ltd		Good afternoon, Can you please advise when the pricing document will be issued? Many thanks Bid Team	
Window design incompatibility		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:26	BTS Property Solutions Ltd		Good morning The architect's drawings show putty glazing with individual panes however the L10 asks for a u-value of 1.4 and PAS24 which cannot be achieved with individual panes of glass. Can you please confirm what you would like the windows manufactured to. Kind regards BTS Team	
Pricing PSCA for Navarino Mansions and Mocatta House		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	08/07/2025 10:21	Milestone South East Limited		Good morning, Please could you advise where within the pricing document are we to price the PSCA for Navarino Mansions and Mocatta House? Thank you	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Z Baverstock LTD	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Wates Property Services Limited	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	United Living property Services	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	VINCI Construction UK LTD T/A VINCI Facilities	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Topcoat Construction Limited T/A TCL Group	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	

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Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Thomas Sinden Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Stonewest Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Shellmar Construction Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	SER Contractor Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Saltash Enterprises Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	R. Benson Property Maintenance Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Quinn (London) Limited	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Parogon Contracts LTD	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	NewmanFrancis Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Mysons Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	

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Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	MYC Group (UK) Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Mulalley and Company Limited	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Mitie Property Services (UK) Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Mintgreen Contractors Limited	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Milestone South East Limited	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Mears Limited	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	M&J Group (Construction and Roofing) LTD	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Kingsbury Construction Co Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Jiyu Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Hugh LS McConnell Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	

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Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	HTA Design LLP	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Highview Group	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Heron Manufacture Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Guildmore Limited	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Greyline Group Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Etec Contract Services Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	EQUANS Regeneration Limited	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Durkan Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Emplas Window Systems	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Chas Berger	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	

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Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	CB Design and Build Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Cardo South	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	BTS Property Solutions Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Boom Construction Limited	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Bika Construction Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Axis Europe Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Armina Group LTD	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	APC Building Services (London) Ltd	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Anglian Building Products, a division of ASHI Group Limited.	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	
Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	AD Construction (Architectural Decorators Ltd)	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS	

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Question on Contractor Design Portion Fees		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 10:16	Chi Joe	Acclaim Contracts Limited	Hi All, Please refer to 4.2 and 4.3 Schedule 4. All works with CDP elements are listed. There are no provisional sums for CDP fees. Kind regards, IDS ----- of revised Section 4, Schedule of works REV A. It appears that only changes made are to window renewal section. Can we amend previous excel schedule of works document provided to us and submit this amended document as part of our tender submission. 2. Can you please provide roof/elevation photos taken by a drone. 3. Item 3.18.12 – states “Netting to be provided to all elevations, and Monoflex below each lift to prevent dirt and debris falling to areas below”. Provision of Monoflex below each lift is not recommended by our scaffolders (how would these be supported?). As a standard, we would provide base lift to be double boarded with a polythene membrane between boards to prevent dirt & debris falling below. Can you please confirm if these is acceptable. 4. Item 4.14.1 – Can you please identify location of flat roof coverings to residential blocks. 5. Item 4.16.3 – Are these the communal balconies above front main entrances as seen on elevations 1, 7 & 9?. Also do we include for small non accessible balconies to the rear elevation as seen on elevations 3, 5 & 11?. 6. Item 4.25 & 4.26 – Internal decorations &	
Clarification		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 09:22	Mulalley and Company Limited		Good Morning, We note your previous clarification stating there is a 75K provisional sum allocated for CDP design related fees. Can you please confirm where this is included within the tender documentation? Many Thanks	
bids@highviewltd.co.uk		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	08/07/2025 08:11	Highview Group		Good morning Can we please raise the following clarification? ----- ----- We are having difficulty determining which areas of the roofs require the Langley roofing system. Can you please provide a drawing detailing which areas of the roofs require the Langley system? Can you also please confirm whether an equal and approved system can be used for the works to the flat roofs? Many thanks	
RFI		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	07/07/2025 14:55	Quinn (London) Limited			

Subject	Reference	Associated With	Date	From	To	Message	Attachments
tenders@greylineltd.com		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	07/07/2025 13:42	Greyline Group Ltd		Good afternoon, We confirm receipt of your clarification notice No.12 detailing revised drawings 34315/T/04 Rev B and 34315/T/08 Rev B which are the amended window schedules and Specification Schedule of Works – Section 4 Rev A. Please be advised that our window contractors require approximately 4 weeks to produce their quotations from receipt of tender information. We will pass this information onto our supply chain immediately. However, due to these changes, we formally request a 4-week extension to the tender period. This will allow us to circulate the new info, obtain new quotations and return our tender accordingly. Thank you for your earliest reply. Best regards. Tendering Team	
RE:RE: RE:Extension of time request		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	07/07/2025 12:34	Chi Joe	United Living property Services	Hi, We are unable to grant an extension to the contract tendering period due to the strict timeline set by the WH:SHF funding requirements, which mandate that works must commence on site within a specified timeframe in order to secure and claim the allocated funding. Kind regards, IDS ---- Original Message---- From: United Living property Services Sent: 07 July 2025 08:26 Subject: RE: RE:Extension of time request Due to the high volume of tenders out to market this would enable us to give this submission the extensive attention that it deserves. Kind regards >> Date:07 Jul 2025 08:19 >> Subject: >> RE:Extension of time request >> Message: >> Hi, >> >> Could you please clarify why you require an extension of time? >> >> Kind regards, >> IDS >> >> >> ----Original Message---- >> From: United Living property Services >> Sent: 07 July 2025 07:39 >> Subject: Extension of time request >> >> Could we please request an extension of 2 weeks to the tender deadline? >> >> Thank you for your consideration.	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	07/07/2025 10:34	Greyline Group Ltd		----- clarification notice dated 05 Jul 2025, detailing revised drawings and amended window schedules and Specification Schedule of Works – Section 4 Rev A. Please provide the amended schedule of works in Excel format at your earliest convenience, to avoid any further delay. Thank you. Best regards. >> Date:05 Jul 2025 09:41 >> Subject: >> Stepney Green - Addendum 2 >> Message: >> Hi, >> >> Please find attached the lastest tender addendum. >> >> Question received : >> We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? >> >> Answer: >> Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. >> >> Kind regards, >> IDS >> >>	
RE: RE:Extension of time request		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	07/07/2025 08:26	United Living property Services		Due to the high volume of tenders out to market this would enable us to give this submission the extensive attention that it deserves. Kind regards >> Date:07 Jul 2025 08:19 >> Subject: >> RE:Extension of time request >> Message: >> Hi, >> >> Could you please clarify why you require an extension of time? >> >> Kind regards, >> IDS >> >> >> -----Original Message----- >> From: United Living property Services >> Sent: 07 July 2025 07:39 >> Subject: Extension of time request >> >> Could we please request an extension of 2 weeks to the tender deadline? >> >> Thank you for your consideration.	
RE:Extension of time request		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	07/07/2025 08:19	Chi Joe	United Living property Services	Hi, Could you please clarify why you require an extension of time? Kind regards, IDS ----- Original Message----- From: United Living property Services Sent: 07 July 2025 07:39 Subject: Extension of time request Could we please request an extension of 2 weeks to the tender deadline? Thank you for your consideration.	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Extension of time request		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	07/07/2025 07:39	United Living property Services		Could we please request an extension of 2 weeks to the tender deadline? Thank you for your consideration.	
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Wates Property Services Limited	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	VINCI Construction UK LTD T/A VINCI Facilities	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	United Living property Services	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Topcoat Construction Limited T/A TCL Group	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Thomas Sinden Ltd	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Stonewest Ltd	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Shellmar Construction Ltd	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	SER Contractor Ltd	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Saltash Enterprises Ltd	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	R. Benson Property Maintenance Ltd	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Quinn (London) Limited	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Parogon Contracts LTD	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	NewmanFrancis Ltd	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Mysons Ltd	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	MYC Group (UK) Ltd	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Mulalley and Company Limited	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Mitie Property Services (UK) Ltd	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Mintgreen Contractors Limited	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Milestone South East Limited	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Mears Limited	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	M&J Group (Construction and Roofing) LTD	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Kingsbury Construction Co Ltd	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

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Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Jiyu Ltd	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Hugh LS McConnell Ltd	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	HTA Design LLP	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Highview Group	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

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Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Heron Manufacture Ltd	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Guildmore Limited	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Etec Contract Services Ltd	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Greyline Group Ltd	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

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Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	EQUANS Regeneration Limited	Hi, Please find attached the latest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Emplas Window Systems	Hi, Please find attached the latest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

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Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Durkan Ltd	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Chas Berger	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

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Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	CB Design and Build Ltd	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Cardo South	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	BTS Property Solutions Ltd	Hi, Please find attached the latest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Boom Construction Limited	Hi, Please find attached the latest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Bika Construction Ltd	Hi, Please find attached the latest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Axis Europe Ltd	Hi, Please find attached the latest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Armina Group LTD	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	APC Building Services (London) Ltd	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Anglian Building Products, a division of ASHI Group Limited.	Hi, Please find attached the latest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	AD Construction (Architectural Decorators Ltd)	Hi, Please find attached the latest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Stepney Green - Addendum 2		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:41	Chi Joe	Acclaim Contracts Limited	Hi, Please find attached the lastest tender addendum. Question received : We have reviewed the window schedule on site and believe there are some inconsistencies with the window types. Can you please review? Answer: Thank you for bringing this to our attention. Please find attached drawing numbers 34315/T/04 Rev B and 34315/T/08 Rev B which are the revised window schedules. We also attach the Specification Schedule of Works – Section 4 Rev A which has been revised (all amendments in red) to show the amended window schedule and quantities. We have also updated the PCSA documents and attach Sections 3 & 4. The amended pricing schedule will follow early next week. Kind regards, IDS Kind regards, IDS	Stepney Green - Tender Addendum.zip
RE:Site Visit		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:15	Chi Joe	Guildmore Limited	Hi, The tender documents specified that bidders contact Chris Jones - Chris.Jones@bailygarner.co.uk with 3 dates for a site visit. I will forward your email to him. Kind regards, IDS ----Original Message--- - From: Guildmore Limited Sent: 04 July 2025 15:03 Subject: Site Visit Good Afternoon Please can we request a site visit for Wednesday 9th July from 2pm for Dan Williamson? Please confirm and forward any relevant information Kind Regards Bids Team	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
							----- Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, 34315 - Stepney Green Court PCI - Rev 01 - merged.pdf, Appendix A - DRA.pdf, Bauder_ColdRoofPMMA_LiquiTEC-LiquiDEK-BG.pdf, P01 - Site Location Plan .pdf, P02 - Site Block Plan.pdf, Redland Pitched Roof Specification.pdf, T01 - Existing Elevations 1 to 4 - Block A B C.pdf, T02 - Existing Elevations 5 to 6 - Blocks D E F.pdf, T03 - Existing Elevations 9 to 12 - Block G.pdf, T04 - Existing Window & Door Schedule.pdf, T05 - Proposed Elevations 1 to 4 - Block A B C.pdf, T06 - Proposed Elevations 5 to 6 - Blocks D E F.pdf, T07 - Proposed Elevations 9 to 12 - Block G.pdf, T08 - Proposed Window & Door Schedule.pdf, T09 - Typical Section Detail.pdf, WH windows_Stepney Green Court (003).pdf, 6 sika_monotop_-612.pdf, 34315 - Stepney Green Court PCI - Rev 01 - merged - signed.pdf, JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf, Stepney Green- Pricing Schedule.xlsx
RE:RE: Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	05/07/2025 09:11	Chi Joe	BTS Property Solutions Ltd	Hi, Please find attached. Kind regards, IDS --- -Original Message----- From: BTS Property Solutions Ltd Sent: 04 July 2025 08:36 Subject: RE: Clarifications received up 03 July 2025 Good morning, Thank you for issuing the tender clarifications yesterday. We note there were several references to additional documents being issued, however, we are unable to locate these on the portal. Please could you advise if these are still to be issued? Kind regards BTS Team >> Date:03 Jul 2025 10:54 >> Subject: >> Clarifications received up 03 July 2025 >> Message: >> Hi, >> >> Please find attached the latest clarification document. >> >> Kind regards, >> IDS Good Afternoon Please can we request a site visit for Wednesday 9th July from 2pm for Dan Williamson? Please confirm and forward any relevant information Kind Regards Bids Team	
Site Visit		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	04/07/2025 15:03	Guildmore Limited			Are the pricing documents you are expecting back the below? Stepney Green - Stepney Green Court - Specification of Works - signed Mocatta - Section 1 - Pre-Constuction Services - Mocatta Navarino Estate - Section 2 - Pre-Constuction Services - Navarino Thank you!
bd@mycgroup.co.uk		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	04/07/2025 13:00	MYC Group (UK) Ltd			
RE: Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	04/07/2025 08:36	BTS Property Solutions Ltd		Good morning, Thank you for issuing the tender clarifications yesterday. We note there were several references to additional documents being issued, however, we are unable to locate these on the portal. Please could you advise if these are still to be issued? Kind regards BTS Team >> Date:03 Jul 2025 10:54 >> Subject: >> Clarifications received up 03 July 2025 >> Message: >> Hi, >> >> Please find attached the latest clarification document. >> >> Kind regards, >> IDS	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Wates Property Services Limited	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	United Living property Services	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	VINCI Construction UK LTD T/A VINCI Facilities	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Thomas Sinden Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Topcoat Construction Limited T/A TCL Group	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Stonewest Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Shellmar Construction Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	SER Contractor Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Saltash Enterprises Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	R. Benson Property Maintenance Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Parogon Contracts LTD	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Quinn (London) Limited	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	NewmanFrancis Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	MYC Group (UK) Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Mysons Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Mulalley and Company Limited	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Mitie Property Services (UK) Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Mintgreen Contractors Limited	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Milestone South East Limited	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Mears Limited	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	M&J Group (Construction and Roofing) LTD	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Kingsbury Construction Co Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Jiyu Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Hugh LS McConnell Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	HTA Design LLP	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Highview Group	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Heron Manufacture Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Guildmore Limited	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Greyline Group Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Etec Contract Services Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	EQUANS Regeneration Limited	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Durkan Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Emplas Window Systems	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Chas Berger	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	CB Design and Build Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Cardo South	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	BTS Property Solutions Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Boom Construction Limited	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Bika Construction Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx

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Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Axis Europe Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	APC Building Services (London) Ltd	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Armina Group LTD	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Anglian Building Products, a division of ASHI Group Limited.	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	AD Construction (Architectural Decorators Ltd)	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
Clarifications received up 03 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	03/07/2025 10:54	Chi Joe	Acclaim Contracts Limited	Hi, Please find attached the latest clarification document. Kind regards, IDS	All clarifications for Stepney Green Court project 030725.xlsx
RE:h.hirani@kingsburygroup.co.uk		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	03/07/2025 09:55	Chi Joe	Kingsbury Construction Co Ltd	Hi, Please refer to the Clarification document 030725 which is to be published today for answers. Kind regards, IDS ---- Original Message---- From: Kingsbury Construction Co Ltd Sent: 02 July 2025 15:43 Subject: h.hirani@kingsburygroup.co.uk I was looking at the Stepney Green Court estate plan.xls I count 115 properties. From the ITT and clarification log Can you provide a scope of works/measures for the 29 properties? Are the 29 properties within the estate plan? Which refurbishments do the 29 properties relate to?	
h.hirani@kingsburygroup.co.uk		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	02/07/2025 15:43	Kingsbury Construction Co Ltd		I was looking at the Stepney Green Court estate plan.xls I count 115 properties. From the ITT and clarification log Can you provide a scope of works/measures for the 29 properties? Are the 29 properties within the estate plan? Which refurbishments do the 29 properties relate to?	Stepney Green Court estate plan.xls

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: RE:Clarification		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 08:34	Mulalley and Company Limited		----- responses to the below clarifications. Kind regards, >> Date:27 Jun 2025 16:20 >> Subject: >> RE:Clarification >> Message: >> Hi, >> >> We have received your email and will respond by Monday 30th June. >> >> Kind regards, >> >> IDS >> >> >> -----Original Message----- >> From: Mulalley and Company Limited >> Sent: 27 June 2025 11:51 >> Subject: Clarification >> >> Good afternoon, >> >> Further to our site visit, can you please clarify the following; >> >> 1. ITT, Item 1.6.1/a state’s Section 1 to be completed by 31st March 2026 whereas item 3.1(timetable) states completion of Section 1 on 9th January 2026. Please clarify correct completion date. Can you also confirm that expected completion of section 1 is for the window replacement only to the specified 29Nr properties. >> 2. Item 4.2.1 makes reference to tilt & turn windows screens to communal stairwell. Proposed window and door schedule drawing 08/A does not show either side or top hung casements. Can you please clarify where are tilt and turn casements located. >> 3. Item 4.4.1 – Can you please advise if we are to make the application for Building ----- arrange a site visit for the Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House tender. We can do anytime on Thursday. Please let me know date and time for the visit. Kind Regards Himal Hirani Kingsbury Construction Co Ltd 61 Caversham Road Kentish Town London NW5 2DH Phone: 020 7482 4661 Fax:: 020 7284 0735 Email: h.hirani@kingsburygroup.co.uk Web: www.kingsburygroup.co.uk >> Date:27 Jun 2025 09:56 >> Subject: >> Site visits >> Message: >> Bidders are required to email 3 available dates and times to the Contract Administrator - ‘chris.jones@bailygarner.co.uk’. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to	
RE: Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 07:50	Kingsbury Construction Co Ltd			

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Roofing Specification		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 07:34	AD Construction (Architectural Decorators Ltd)		Good morning, Please could we clarify if there was a specification provided by Langley for the flat roofing elements. And if roofing plans can be provided that highlight the areas of flat roofing to be replaced. We note that another bidder previously requested roof plans but were told to refer to Appendix E and the Block Plans, neither of which provide the info required. Many thanks	
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Wates Property Services Limited	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	VINCI Construction UK LTD T/A VINCI Facilities	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	United Living property Services	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Topcoat Construction Limited T/A TCL Group	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Thomas Sinden Ltd	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Stonewest Ltd	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx

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Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Shellmar Construction Ltd	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	SER Contractor Ltd	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Saltash Enterprises Ltd	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	R. Benson Property Maintenance Ltd	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Quinn (London) Limited	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Parogon Contracts LTD	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	NewmanFrancis Ltd	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx

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Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Mysons Ltd	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	MYC Group (UK) Ltd	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Mulalley and Company Limited	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Mitie Property Services (UK) Ltd	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Mintgreen Contractors Limited	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Milestone South East Limited	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Mears Limited	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx

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Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	M&J Group (Construction and Roofing) LTD	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Kingsbury Construction Co Ltd	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Jiyu Ltd	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Hugh LS McConnell Ltd	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	HTA Design LLP	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Highview Group	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Heron Manufacture Ltd	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx

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Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Guildmore Limited	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Greyline Group Ltd	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Etec Contract Services Ltd	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	EQUANS Regeneration Limited	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Emplas Window Systems	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Durkan Ltd	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Chas Berger	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx

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Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	CB Design and Build Ltd	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Cardo South	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Boom Construction Limited	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Axis Europe Ltd	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Armina Group LTD	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	APC Building Services (London) Ltd	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Anglian Building Products, a division of ASHI Group Limited.	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx

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Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	AD Construction (Architectural Decorators Ltd)	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Clarifications received up to 1 July 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	02/07/2025 06:20	Chi Joe	Acclaim Contracts Limited	Hi All, Please find attached the answers to the clarifications received up to 1 July 2025. If you have sent in any questions which have not been answered separately or are not on the excel file, please let us know. Kind regards, IDS	Stepney Green Court estate plan.xls, All clarifications for Stepney Green Court project 010725.xlsx
Query for concrete repairs		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	01/07/2025 15:47	APC Building Services (London) Ltd		Good afternoon Please note : the repair categories are unorthodox for concrete repairs and so there may be a typo error. Standard concrete repair categories, in accordance with the Concrete Repair Association are :Depths in increm+J23ents of 25mmArea ne 0.01m2Area ne 0.05m2Area ne 0.10m2Area ne 0.25m2Area ne 0.50m2So, in the first three bill descriptions it is stated "minor" concrete repair and yet the size goes up to 1m2 which is not minor. So, whereas as normally on a concrete repair job the smallest size would be ne 0.01m2 (approx £8each) on this job the smallest size is ne 0.50m2 (approx £50/each)We will price as the bill description, but please be aware that the rates will be much higher than conventional/smaller categories. The quote must be 10x more than if categorized using standard sizes. - Can you confirm the sizes on the schedule are correct. Kind regards APC	

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RE:RE: Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	01/07/2025 12:25	Chi Joe	SER Contractor Ltd	----- emailed Chris to let him know. If you do not hear from him in 48 hours, please let me know. Kind regards, IDS ----Original Message- --- From: SER Contractor Ltd Sent: 01 July 2025 11:45 Subject: RE: Site visits Good Afternoon, Our emails to chris.jones@bailygarner.co.uk have bounced back, so we’ve included our availability below. Our availability: Thursday 3rd July 2025 – from 12:00pm Friday 4th July 2025 – from 10:00am Tuesday 8th July 2025 – from 10:00am Attendees: James Lally – James.lally@sercontractor.co.uk Martin Haldys – Martin.Haldys@sercontractor.co.uk Please let me know if you need any further information. Kind Regards SER >> Date:27 Jun 2025 09:56 >> Subject: >> Site visits >> Message: >> Bidders are required to email 3 available dates and times to the Contract Administrator - ‘chris.jones@bailygarner.co.uk’. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to	
Site Visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	01/07/2025 12:16	Axis Europe Ltd		Good afternoon, We have contacted Chris Jones regarding arranging a site visit but we have not received anything back yet. Is there anyone else we can contact to arrange a site visit? Thanks Bid Team	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	01/07/2025 11:45	SER Contractor Ltd		----- chris.jones@bailygarner.co.uk have bounced back, so we've included our availability below. Our availability: Thursday 3rd July 2025 – from 12:00pm Friday 4th July 2025 – from 10:00am Tuesday 8th July 2025 – from 10:00am Attendees: James Lally – James.lally@sercontractor.co.uk Martin Haldys – Martin.Haldys@sercontractor.co.uk Please let me know if you need any further information. Kind Regards SER >> Date:27 Jun 2025 09:56 >> Subject: >> Site visits >> Message: >> Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to	
RE:marketing@theadgroup.co.uk		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	01/07/2025 08:25	Chi Joe	AD Construction (Architectural Decorators Ltd)	Hi, Please note that as per Appendix 5, bidders are asked to submit a separate price for the pre-construction services (PCSA) services at Navarino Mansions and Mocatto House and optionally submit an alternative price based on a different contract period. Kind regards, IDS -----Original Message----- From: AD Construction (Architectural Decorators Ltd) Sent: 30 June 2025 07:24 Subject: marketing@theadgroup.co.uk Good Morning, Thank you for issuing the Tender Addendum this morning. We note we are required to complete the Stepney Green - Pricing Schedule. Please could you clarify which pricing document we are to return for Navarino Mansions and Mocatta House. Kind Regards.	
Message 30/06/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	30/06/2025 12:15	EQUANS Regeneration Limited		Please can you provide an Estate Plan including Evacuation Procedures for Stepney Green Court?	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
marketing@theadgroup.co.uk		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	30/06/2025 07:24	AD Construction (Architectural Decorators Ltd)		Good Morning, Thank you for issuing the Tender Addendum this morning. We note we are required to complete the Stepney Green - Pricing Schedule. Please could you clarify which pricing document we are to return for Navarino Mansions and Mocatta House. Kind Regards. regarding your intention to submit a tender for the Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions, and Mocatta House. We acknowledge your confirmation that your subcontracted installers are currently PAS 2030 accredited and would be engaged to deliver the retrofit elements of the works. We also note your intention to pursue your own PAS 2030 accreditation during the course of the project, should your submission be successful. As outlined in the ITT (Section: Warm Homes: Social Housing Fund (WHSHF) Wave 3 and Appendix 9), it is a mandatory requirement that all delivery partners involved in the installation of energy efficiency measures are PAS 2030 and TrustMark accredited, either in-house or via their supply chain, at the point of delivery. We are satisfied that your proposed approach—utilising accredited subcontractors while pursuing your own accreditation—meets this requirement, provided that: All retrofit installation works are carried out by PAS 2030-accredited personnel throughout the contract duration. Your organisation’s accreditation process	
RE:Clarification		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:30	Chi Joe	APC Building Services (London) Ltd		

Subject	Reference	Associated With	Date	From	To	Message	Attachments
						respond by Monday 30th June. Kind regards, IDS ----Original Message---- From: Mulalley and Company Limited Sent: 27 June 2025 11:51 Subject: Clarification Good afternoon, Further to our site visit, can you please clarify the following; 1. ITT, Item 1.6.1/a state’s Section 1 to be completed by 31st March 2026 whereas item 3.1(timetable) states completion of Section 1 on 9th January 2026. Please clarify correct completion date. Can you also confirm that expected completion of section 1 is for the window replacement only to the specified 29Nr properties. 2. Item 4.2.1 makes reference to tilt & turn windows screens to communal stairwell. Proposed window and door schedule drawing 08/A does not show either side or top hung casements. Can you please clarify where are tilt and turn casements located. 3. Item 4.4.1 – Can you please advise if we are to make the application for Building Regulations and make a payment for plan & inspection fees or do we allow for liaison only with BC and all applications and fees associated is by others. 4. Item 4.7.2 & 4.7.3 – Can we have contact details of incumbent contractor (if	
RE:Clarification		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:20	Chi Joe	Mulalley and Company Limited		
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Wates Property Services Limited	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Construction Services - Mocatta.pdf, Section 2 - Pre-Construction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	VINCI Construction UK LTD T/A VINCI Facilities	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Construction Services - Mocatta.pdf, Section 2 - Pre-Construction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	United Living property Services	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Construction Services - Mocatta.pdf, Section 2 - Pre-Construction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Topcoat Construction Limited T/A TCL Group	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Construction Services - Mocatta.pdf, Section 2 - Pre-Construction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Thomas Sinden Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Construction Services - Mocatta.pdf, Section 2 - Pre-Construction Services - Navarino.pdf

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Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Stonewest Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Shellmar Construction Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	SER Contractor Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Saltash Enterprises Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	R. Benson Property Maintenance Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Quinn (London) Limited	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Parogon Contracts LTD	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	NewmanFrancis Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Mysons Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	MYC Group (UK) Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Mulalley and Company Limited	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Mitie Property Services (UK) Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Mintgreen Contractors Limited	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Milestone South East Limited	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Mears Limited	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	M&J Group (Construction and Roofing) LTD	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Kingsbury Construction Co Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Hugh LS McConnell Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Jiyu Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	HTA Design LLP	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Highview Group	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Guildmore Limited	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Greyline Group Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Etec Contract Services Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	EQUANS Regeneration Limited	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Emplas Window Systems	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Durkan Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Chas Berger	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	CB Design and Build Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Cardo South	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Axis Europe Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Boom Construction Limited	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Armina Group LTD	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	APC Building Services (London) Ltd	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Anglian Building Products, a division of ASHI Group Limited.	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	AD Construction (Architectural Decorators Ltd)	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Tender Addendum		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 16:13	Chi Joe	Acclaim Contracts Limited	Hi, Please find attached the Tender Addendum. Kind regards, IDS	JCT Amendments - JCT PCSA 2024 Mocatta & Navarino.pdf, Section 1 - Pre-Constuction Services - Mocatta.pdf, Section 2 - Pre-Constuction Services - Navarino.pdf
Clarification		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 14:18	APC Building Services (London) Ltd		Good Afternoon Should we proceed with a submission, our subcontracted installers—who are PAS accredited—would be engaged for the works, and we can include their details as part of our proposal. However, if successful, we would also use this opportunity to pursue our own PAS accreditation. This process requires an audit on a live project, allowing us to follow the full procedure from pre-commencement stage. Please note, this accreditation process would be undertaken entirely at our own expense and would not impact the cost of the works in any way. On this basis, we are happy to opt in and submit our most competitive offer. Kind regards APC	

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Clarification		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 11:51	Mulalley and Company Limited		you please clarify the following; 1. ITT, Item 1.6.1/a state's Section 1 to be completed by 31st March 2026 whereas item 3.1(timetable) states completion of Section 1 on 9th January 2026. Please clarify correct completion date. Can you also confirm that expected completion of section 1 is for the window replacement only to the specified 29Nr properties. 2. Item 4.2.1 makes reference to tilt & turn windows screens to communal stairwell. Proposed window and door schedule drawing 08/A does not show either side or top hung casements. Can you please clarify where are tilt and turn casements located. 3. Item 4.4.1 – Can you please advise if we are to make the application for Building Regulations and make a payment for plan & inspection fees or do we allow for liaison only with BC and all applications and fees associated is by others. 4. Item 4.7.2 & 4.7.3 – Can we have contact details of incumbent contractor (if any) currently maintaining existing CCTV camera's. 5. Item 4.9.9/iii – Makes reference to clauses 4.10.6 & 4.10.7. Please clarify as these clauses refer to AOV's. 6. Item 4.9.7 – Is these covered under provisional quantity Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Wates Property Services Limited		

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Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	United Living property Services	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	VINCI Construction UK LTD T/A VINCI Facilities	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Topcoat Construction Limited T/A TCL Group	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Thomas Sinden Ltd	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Stonewest Ltd	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Shellmar Construction Ltd	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	SER Contractor Ltd	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Saltash Enterprises Ltd	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	R. Benson Property Maintenance Ltd	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	

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Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Quinn (London) Limited	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Parogon Contracts LTD	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	NewmanFrancis Ltd	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	

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Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	MYC Group (UK) Ltd	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Mysons Ltd	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Mitie Property Services (UK) Ltd	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	

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Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Mulalley and Company Limited	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Mintgreen Contractors Limited	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Mears Limited	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	

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Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Milestone South East Limited	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	M&J Group (Construction and Roofing) LTD	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Kingsbury Construction Co Ltd	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	

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Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Jiyu Ltd	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Hugh LS McConnell Ltd	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	HTA Design LLP	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	

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Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Guildmore Limited	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Highview Group	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Greyline Group Ltd	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	

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Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Etec Contract Services Ltd	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	EQUANS Regeneration Limited	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Emplas Window Systems	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	

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Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Durkan Ltd	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	CB Design and Build Ltd	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Chas Berger	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	

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Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Cardo South	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Axis Europe Ltd	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Boom Construction Limited	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	

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Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	APC Building Services (London) Ltd	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Armina Group LTD	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Anglian Building Products, a division of ASHI Group Limited.	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	

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Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	AD Construction (Architectural Decorators Ltd)	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
Site visits		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 09:56	Chi Joe	Acclaim Contracts Limited	Bidders are required to email 3 available dates and times to the Contract Administrator - 'chris.jones@bailygarner.co.uk'. We have managed to secure a void property for Bidders to inspect as part of the site visit and we have also secured access to the scaffold tower that has been erected by our repairs team. Please note that if you wish to access the scaffolding to view the roof from roof level, we will require that all of your attendees wear suitable PPE and that you submit RAMS at the time that access is requested. Please note that IDS cannot guarantee that access will be available to the scaffold tower after close of play on 4 July 2025.	
Clarification RE PAS2030		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	27/06/2025 07:36	Milestone South East Limited		Good morning, We note within the tender document, Section 1.13, that “Delivery partners must be accredited with ... PAS2030 ... in-house or via supply chain.”, however Appendix 9, PAS 2030 Qualifications, infers that this needs to be held by the main contractor. Therefore can you please confirm whether it is acceptable for our supply chain to hold PAS2030, or whether we must hold this directly. Thank you	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Message 26/06/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	26/06/2025 09:36	EQUANS Regeneration Limited		Good morning, Thank you for sending across the separated documents yesterday. We seem to be still missing two of the appendices. Please could you forward Appendix B – Pre-Construction Information Pack & part of Appendix F - Sika Product Data Sheet. Kind regards,	
Message 26/06/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	26/06/2025 08:02	EQUANS Regeneration Limited		Thank you for these additional documents, we note the clarification tracker is missing 10 clarification questions, 3 which have been answered and 7 which are outstanding. Please see last column in the attached. can you please provide your response? We did not receive an email response. Thank you >> Date:25 Jun 2025 12:11 >> Subject: >> Clarification responses 25/06/2025 >> Message: >> Hi, >> >> We have attached the latest clarification response document along with the requested appendices. >> >> Answer to question on Line 11 >> >> 1. PAS2035 Retrofit Assessment, Design and Coordination >> >> The PAS2035 retrofit assessment, design, and coordination roles for the 29 properties at Stepney Green Court will be undertaken by a third-party retrofit coordinator and design team appointed directly by IDS. We have completed the tender process for the consultant and will be awarding at the end of July in line with our internal governance procedures. As we have not formally awarded the contract, we cannot provide the name of the consultant. This consultant's team will be responsible for the delivery of PAS2035-compliant assessments and designs, including lodgement with TrustMark. >> >> You are correct in your understanding that the appointed contractor will act as the Retrofit Installer only for these properties, delivering	Clarifications log.pdf
RE: Clarification responses 25/06/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	25/06/2025 13:08	Chas Berger			
Clarification		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	25/06/2025 12:43	Milestone South East Limited		Good afternoon, Could you please advise as to whether there is any requirement to complete a PSQ or similar, and also whether there are any minimum requirements, such as Turnover or Insurance Kind Regards	

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Clarification responses 25/06/2025	Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	25/06/2025 12:11	Chi Joe		Wates Property Services Limited	response document along with the requested appendices. Answer to question on Line 11 1. PAS2035 Retrofit Assessment, Design and Coordination The PAS2035 retrofit assessment, design, and coordination roles for the 29 properties at Stepney Green Court will be undertaken by a third-party retrofit coordinator and design team appointed directly by IDS. We have completed the tender process for the consultant and will be awarding at the end of July in line with our internal governance procedures. As we have not formally awarded the contract, we cannot provide the name of the consultant. This consultant's team will be responsible for the delivery of PAS2035-compliant assessments and designs, including lodgement with TrustMark. You are correct in your understanding that the appointed contractor will act as the Retrofit Installer only for these properties, delivering the measures in accordance with PAS2030 and in coordination with the third-party retrofit team. 2. BSR Principal Designer Role Yes, IDS confirms that the successful contractor will be appointed as the Principal Designer	Redland Pitched Roof Specification.pdf, Appendix A - DRA.pdf, Bauder_ColdRoofPMMA_LiquiTEC-LiquiDEK-BG.pdf, P01 - Site Location Plan .pdf, P02 - Site Block Plan.pdf, Specifications for Door Entry.pdf, T01 - Existing Elevations 1 to 4 - Block A B C.pdf, T02 - Existing Elevations 5 to 6 - Blocks D E F.pdf, T03 - Existing Elevations 9 to 12 - Block G.pdf, T04 - Existing Window & Door Schedule.pdf, T05 - Proposed Elevations 1 to 4 - Block A B C.pdf, T06 - Proposed Elevations 5 to 6 - Blocks D E F.pdf, T08 - Proposed Window & Door Schedule.pdf, T07 - Proposed Elevations 9 to 12 - Block G.pdf, T09 - Typical Section Detail.pdf, WH windows_Stepney Green Court (003).pdf, WH windows_Stepney Green Court (003).xlsx, Clarifications for Stepney Green 25 June 2025.xlsx
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Clarification responses 25/06/2025	Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	25/06/2025 12:11	Chi Joe		United Living property Services		

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Clarification responses 25/06/2025	Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	25/06/2025 12:11 Chi Joe		VINCI Construction UK LTD T/A VINCI Facilities		response document along with the requested appendices. Answer to question on Line 11 1. PAS2035 Retrofit Assessment, Design and Coordination The PAS2035 retrofit assessment, design, and coordination roles for the 29 properties at Stepney Green Court will be undertaken by a third-party retrofit coordinator and design team appointed directly by IDS. We have completed the tender process for the consultant and will be awarding at the end of July in line with our internal governance procedures. As we have not formally awarded the contract, we cannot provide the name of the consultant. This consultant's team will be responsible for the delivery of PAS2035-compliant assessments and designs, including lodgement with TrustMark. You are correct in your understanding that the appointed contractor will act as the Retrofit Installer only for these properties, delivering the measures in accordance with PAS2030 and in coordination with the third-party retrofit team. 2. BSR Principal Designer Role Yes, IDS confirms that the successful contractor will be appointed as the Principal Designer	Redland Pitched Roof Specification.pdf, Appendix A - DRA.pdf, Bauder_ColdRoofPMMA_LiquiTEC-LiquiDEK-BG.pdf, P01 - Site Location Plan .pdf, P02 - Site Block Plan.pdf, Specifications for Door Entry.pdf, T01 - Existing Elevations 1 to 4 - Block A B C.pdf, T02 - Existing Elevations 5 to 6 - Blocks D E F.pdf, T03 - Existing Elevations 9 to 12 - Block G.pdf, T04 - Existing Window & Door Schedule.pdf, T05 - Proposed Elevations 1 to 4 - Block A B C.pdf, T06 - Proposed Elevations 5 to 6 - Blocks D E F.pdf, T08 - Proposed Window & Door Schedule.pdf, T07 - Proposed Elevations 9 to 12 - Block G.pdf, T09 - Typical Section Detail.pdf, WH windows_Stepney Green Court (003).pdf, WH windows_Stepney Green Court (003).xlsx, Clarifications for Stepney Green 25 June 2025.xlsx
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Clarification responses 25/06/2025	Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	25/06/2025 12:11 Chi Joe		Topcoat Construction Limited T/A TCL Group			

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Clarification responses 25/06/2025	Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	25/06/2025 12:11 Chi Joe			Thomas Sinden Ltd	response document along with the requested appendices. Answer to question on Line 11 1. PAS2035 Retrofit Assessment, Design and Coordination The PAS2035 retrofit assessment, design, and coordination roles for the 29 properties at Stepney Green Court will be undertaken by a third-party retrofit coordinator and design team appointed directly by IDS. We have completed the tender process for the consultant and will be awarding at the end of July in line with our internal governance procedures. As we have not formally awarded the contract, we cannot provide the name of the consultant. This consultant's team will be responsible for the delivery of PAS2035-compliant assessments and designs, including lodgement with TrustMark. You are correct in your understanding that the appointed contractor will act as the Retrofit Installer only for these properties, delivering the measures in accordance with PAS2030 and in coordination with the third-party retrofit team. 2. BSR Principal Designer Role Yes, IDS confirms that the successful contractor will be appointed as the Principal Designer	Redland Pitched Roof Specification.pdf, Appendix A - DRA.pdf, Bauder_ColdRoofPMMA_LiquiTEC-LiquiDEK-BG.pdf, P01 - Site Location Plan .pdf, P02 - Site Block Plan.pdf, Specifications for Door Entry.pdf, T01 - Existing Elevations 1 to 4 - Block A B C.pdf, T02 - Existing Elevations 5 to 6 - Blocks D E F.pdf, T03 - Existing Elevations 9 to 12 - Block G.pdf, T04 - Existing Window & Door Schedule.pdf, T05 - Proposed Elevations 1 to 4 - Block A B C.pdf, T06 - Proposed Elevations 5 to 6 - Blocks D E F.pdf, T08 - Proposed Window & Door Schedule.pdf, T07 - Proposed Elevations 9 to 12 - Block G.pdf, T09 - Typical Section Detail.pdf, WH windows_Stepney Green Court (003).pdf, WH windows_Stepney Green Court (003).xlsx, Clarifications for Stepney Green 25 June 2025.xlsx
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Clarification responses 25/06/2025	Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	25/06/2025 12:11 Chi Joe			Shellmar Construction Ltd		

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Clarification responses 25/06/2025	Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	25/06/2025 12:11 Chi Joe			Stonewest Ltd	response document along with the requested appendices. Answer to question on Line 11 1. PAS2035 Retrofit Assessment, Design and Coordination The PAS2035 retrofit assessment, design, and coordination roles for the 29 properties at Stepney Green Court will be undertaken by a third-party retrofit coordinator and design team appointed directly by IDS. We have completed the tender process for the consultant and will be awarding at the end of July in line with our internal governance procedures. As we have not formally awarded the contract, we cannot provide the name of the consultant. This consultant's team will be responsible for the delivery of PAS2035-compliant assessments and designs, including lodgement with TrustMark. You are correct in your understanding that the appointed contractor will act as the Retrofit Installer only for these properties, delivering the measures in accordance with PAS2030 and in coordination with the third-party retrofit team. 2. BSR Principal Designer Role Yes, IDS confirms that the successful contractor will be appointed as the Principal Designer	Redland Pitched Roof Specification.pdf, Appendix A - DRA.pdf, Bauder_ColdRoofPMMA_LiquiTEC-LiquiDEK-BG.pdf, P01 - Site Location Plan .pdf, P02 - Site Block Plan.pdf, Specifications for Door Entry.pdf, T01 - Existing Elevations 1 to 4 - Block A B C.pdf, T02 - Existing Elevations 5 to 6 - Blocks D E F.pdf, T03 - Existing Elevations 9 to 12 - Block G.pdf, T04 - Existing Window & Door Schedule.pdf, T05 - Proposed Elevations 1 to 4 - Block A B C.pdf, T06 - Proposed Elevations 5 to 6 - Blocks D E F.pdf, T08 - Proposed Window & Door Schedule.pdf, T07 - Proposed Elevations 9 to 12 - Block G.pdf, T09 - Typical Section Detail.pdf, WH windows_Stepney Green Court (003).pdf, WH windows_Stepney Green Court (003).xlsx, Clarifications for Stepney Green 25 June 2025.xlsx
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Clarification responses 25/06/2025	Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	25/06/2025 12:11 Chi Joe			SER Contractor Ltd		

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Clarification responses 25/06/2025	Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	25/06/2025 12:11	Chi Joe		Saltash Enterprises Ltd	response document along with the requested appendices. Answer to question on Line 11 1. PAS2035 Retrofit Assessment, Design and Coordination The PAS2035 retrofit assessment, design, and coordination roles for the 29 properties at Stepney Green Court will be undertaken by a third-party retrofit coordinator and design team appointed directly by IDS. We have completed the tender process for the consultant and will be awarding at the end of July in line with our internal governance procedures. As we have not formally awarded the contract, we cannot provide the name of the consultant. This consultant's team will be responsible for the delivery of PAS2035-compliant assessments and designs, including lodgement with TrustMark. You are correct in your understanding that the appointed contractor will act as the Retrofit Installer only for these properties, delivering the measures in accordance with PAS2030 and in coordination with the third-party retrofit team. 2. BSR Principal Designer Role Yes, IDS confirms that the successful contractor will be appointed as the Principal Designer	Redland Pitched Roof Specification.pdf, Appendix A - DRA.pdf, Bauder_ColdRoofPMMA_LiquiTEC-LiquiDEK-BG.pdf, P01 - Site Location Plan .pdf, P02 - Site Block Plan.pdf, Specifications for Door Entry.pdf, T01 - Existing Elevations 1 to 4 - Block A B C.pdf, T02 - Existing Elevations 5 to 6 - Blocks D E F.pdf, T03 - Existing Elevations 9 to 12 - Block G.pdf, T04 - Existing Window & Door Schedule.pdf, T05 - Proposed Elevations 1 to 4 - Block A B C.pdf, T06 - Proposed Elevations 5 to 6 - Blocks D E F.pdf, T08 - Proposed Window & Door Schedule.pdf, T07 - Proposed Elevations 9 to 12 - Block G.pdf, T09 - Typical Section Detail.pdf, WH windows_Stepney Green Court (003).pdf, WH windows_Stepney Green Court (003).xlsx, Clarifications for Stepney Green 25 June 2025.xlsx
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Clarification responses 25/06/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	25/06/2025 12:11	Chi Joe	Parogon Contracts LTD		

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Clarification responses 25/06/2025	Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	25/06/2025 12:11	Chi Joe		NewmanFrancis Ltd	response document along with the requested appendices. Answer to question on Line 11 1. PAS2035 Retrofit Assessment, Design and Coordination The PAS2035 retrofit assessment, design, and coordination roles for the 29 properties at Stepney Green Court will be undertaken by a third-party retrofit coordinator and design team appointed directly by IDS. We have completed the tender process for the consultant and will be awarding at the end of July in line with our internal governance procedures. As we have not formally awarded the contract, we cannot provide the name of the consultant. This consultant's team will be responsible for the delivery of PAS2035-compliant assessments and designs, including lodgement with TrustMark. You are correct in your understanding that the appointed contractor will act as the Retrofit Installer only for these properties, delivering the measures in accordance with PAS2030 and in coordination with the third-party retrofit team. 2. BSR Principal Designer Role Yes, IDS confirms that the successful contractor will be appointed as the Principal Designer	Redland Pitched Roof Specification.pdf, Appendix A - DRA.pdf, Bauder_ColdRoofPMMA_LiquiTEC-LiquiDEK-BG.pdf, P01 - Site Location Plan .pdf, P02 - Site Block Plan.pdf, Specifications for Door Entry.pdf, T01 - Existing Elevations 1 to 4 - Block A B C.pdf, T02 - Existing Elevations 5 to 6 - Blocks D E F.pdf, T03 - Existing Elevations 9 to 12 - Block G.pdf, T04 - Existing Window & Door Schedule.pdf, T05 - Proposed Elevations 1 to 4 - Block A B C.pdf, T06 - Proposed Elevations 5 to 6 - Blocks D E F.pdf, T08 - Proposed Window & Door Schedule.pdf, T07 - Proposed Elevations 9 to 12 - Block G.pdf, T09 - Typical Section Detail.pdf, WH windows_Stepney Green Court (003).pdf, WH windows_Stepney Green Court (003).xlsx, Clarifications for Stepney Green 25 June 2025.xlsx
					MYC Group (UK) Ltd	response document along with the requested appendices. Answer to question on Line 11 1. PAS2035 Retrofit Assessment, Design and Coordination The PAS2035 retrofit assessment, design, and coordination roles for the 29 properties at Stepney Green Court will be undertaken by a third-party retrofit coordinator and design team appointed directly by IDS. We have completed the tender process for the consultant and will be awarding at the end of July in line with our internal governance procedures. As we have not formally awarded the contract, we cannot provide the name of the consultant. This consultant's team will be responsible for the delivery of PAS2035-compliant assessments and designs, including lodgement with TrustMark. You are correct in your understanding that the appointed contractor will act as the Retrofit Installer only for these properties, delivering the measures in accordance with PAS2030 and in coordination with the third-party retrofit team. 2. BSR Principal Designer Role Yes, IDS confirms that the successful contractor will be appointed as the Principal Designer	Redland Pitched Roof Specification.pdf, Appendix A - DRA.pdf, Bauder_ColdRoofPMMA_LiquiTEC-LiquiDEK-BG.pdf, P01 - Site Location Plan .pdf, P02 - Site Block Plan.pdf, Specifications for Door Entry.pdf, T01 - Existing Elevations 1 to 4 - Block A B C.pdf, T02 - Existing Elevations 5 to 6 - Blocks D E F.pdf, T03 - Existing Elevations 9 to 12 - Block G.pdf, T04 - Existing Window & Door Schedule.pdf, T05 - Proposed Elevations 1 to 4 - Block A B C.pdf, T06 - Proposed Elevations 5 to 6 - Blocks D E F.pdf, T08 - Proposed Window & Door Schedule.pdf, T07 - Proposed Elevations 9 to 12 - Block G.pdf, T09 - Typical Section Detail.pdf, WH windows_Stepney Green Court (003).pdf, WH windows_Stepney Green Court (003).xlsx, Clarifications for Stepney Green 25 June 2025.xlsx

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Clarification responses 25/06/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	25/06/2025 12:11	Chi Joe	Mulalley and Company Limited	response document along with the requested appendices. Answer to question on Line 11 1. PAS2035 Retrofit Assessment, Design and Coordination The PAS2035 retrofit assessment, design, and coordination roles for the 29 properties at Stepney Green Court will be undertaken by a third-party retrofit coordinator and design team appointed directly by IDS. We have completed the tender process for the consultant and will be awarding at the end of July in line with our internal governance procedures. As we have not formally awarded the contract, we cannot provide the name of the consultant. This consultant's team will be responsible for the delivery of PAS2035-compliant assessments and designs, including lodgement with TrustMark. You are correct in your understanding that the appointed contractor will act as the Retrofit Installer only for these properties, delivering the measures in accordance with PAS2030 and in coordination with the third-party retrofit team. 2. BSR Principal Designer Role Yes, IDS confirms that the successful contractor will be appointed as the Principal Designer	Redland Pitched Roof Specification.pdf, Appendix A - DRA.pdf, Bauder_ColdRoofPMMA_LiquiTEC-LiquiDEK-BG.pdf, P01 - Site Location Plan .pdf, P02 - Site Block Plan.pdf, Specifications for Door Entry.pdf, T01 - Existing Elevations 1 to 4 - Block A B C.pdf, T02 - Existing Elevations 5 to 6 - Blocks D E F.pdf, T03 - Existing Elevations 9 to 12 - Block G.pdf, T04 - Existing Window & Door Schedule.pdf, T05 - Proposed Elevations 1 to 4 - Block A B C.pdf, T06 - Proposed Elevations 5 to 6 - Blocks D E F.pdf, T08 - Proposed Window & Door Schedule.pdf, T07 - Proposed Elevations 9 to 12 - Block G.pdf, T09 - Typical Section Detail.pdf, WH windows_Stepney Green Court (003).pdf, WH windows_Stepney Green Court (003).xlsx, Clarifications for Stepney Green 25 June 2025.xlsx

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Clarification responses 25/06/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	25/06/2025 12:11	Chi Joe	Durkan Ltd	response document along with the requested appendices. Answer to question on Line 11 1. PAS2035 Retrofit Assessment, Design and Coordination The PAS2035 retrofit assessment, design, and coordination roles for the 29 properties at Stepney Green Court will be undertaken by a third-party retrofit coordinator and design team appointed directly by IDS. We have completed the tender process for the consultant and will be awarding at the end of July in line with our internal governance procedures. As we have not formally awarded the contract, we cannot provide the name of the consultant. This consultant's team will be responsible for the delivery of PAS2035-compliant assessments and designs, including lodgement with TrustMark. You are correct in your understanding that the appointed contractor will act as the Retrofit Installer only for these properties, delivering the measures in accordance with PAS2030 and in coordination with the third-party retrofit team. 2. BSR Principal Designer Role Yes, IDS confirms that the successful contractor will be appointed as the Principal Designer	Redland Pitched Roof Specification.pdf, Appendix A - DRA.pdf, Bauder_ColdRoofPMMA_LiquiTEC-LiquiDEK-BG.pdf, P01 - Site Location Plan .pdf, P02 - Site Block Plan.pdf, Specifications for Door Entry.pdf, T01 - Existing Elevations 1 to 4 - Block A B C.pdf, T02 - Existing Elevations 5 to 6 - Blocks D E F.pdf, T03 - Existing Elevations 9 to 12 - Block G.pdf, T04 - Existing Window & Door Schedule.pdf, T05 - Proposed Elevations 1 to 4 - Block A B C.pdf, T06 - Proposed Elevations 5 to 6 - Blocks D E F.pdf, T08 - Proposed Window & Door Schedule.pdf, T07 - Proposed Elevations 9 to 12 - Block G.pdf, T09 - Typical Section Detail.pdf, WH windows_Stepney Green Court (003).pdf, WH windows_Stepney Green Court (003).xlsx, Clarifications for Stepney Green 25 June 2025.xlsx

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Clarification responses 25/06/2025	Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	25/06/2025 12:11	Chi Joe		Emplas Window Systems	response document along with the requested appendices. Answer to question on Line 11 1. PAS2035 Retrofit Assessment, Design and Coordination The PAS2035 retrofit assessment, design, and coordination roles for the 29 properties at Stepney Green Court will be undertaken by a third-party retrofit coordinator and design team appointed directly by IDS. We have completed the tender process for the consultant and will be awarding at the end of July in line with our internal governance procedures. As we have not formally awarded the contract, we cannot provide the name of the consultant. This consultant's team will be responsible for the delivery of PAS2035-compliant assessments and designs, including lodgement with TrustMark. You are correct in your understanding that the appointed contractor will act as the Retrofit Installer only for these properties, delivering the measures in accordance with PAS2030 and in coordination with the third-party retrofit team. 2. BSR Principal Designer Role Yes, IDS confirms that the successful contractor will be appointed as the Principal Designer	Redland Pitched Roof Specification.pdf, Appendix A - DRA.pdf, Bauder_ColdRoofPMMA_LiquiTEC-LiquiDEK-BG.pdf, P01 - Site Location Plan .pdf, P02 - Site Block Plan.pdf, Specifications for Door Entry.pdf, T01 - Existing Elevations 1 to 4 - Block A B C.pdf, T02 - Existing Elevations 5 to 6 - Blocks D E F.pdf, T03 - Existing Elevations 9 to 12 - Block G.pdf, T04 - Existing Window & Door Schedule.pdf, T05 - Proposed Elevations 1 to 4 - Block A B C.pdf, T06 - Proposed Elevations 5 to 6 - Blocks D E F.pdf, T08 - Proposed Window & Door Schedule.pdf, T07 - Proposed Elevations 9 to 12 - Block G.pdf, T09 - Typical Section Detail.pdf, WH windows_Stepney Green Court (003).pdf, WH windows_Stepney Green Court (003).xlsx, Clarifications for Stepney Green 25 June 2025.xlsx
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Clarification responses 25/06/2025	Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	25/06/2025 12:11	Chi Joe		Chas Berger		

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Clarification responses 25/06/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	25/06/2025 12:11	Chi Joe	Boom Construction Limited		

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					Axis Europe Ltd	response document along with the requested appendices. Answer to question on Line 11 1. PAS2035 Retrofit Assessment, Design and Coordination The PAS2035 retrofit assessment, design, and coordination roles for the 29 properties at Stepney Green Court will be undertaken by a third-party retrofit coordinator and design team appointed directly by IDS. We have completed the tender process for the consultant and will be awarding at the end of July in line with our internal governance procedures. As we have not formally awarded the contract, we cannot provide the name of the consultant. This consultant's team will be responsible for the delivery of PAS2035-compliant assessments and designs, including lodgement with TrustMark. You are correct in your understanding that the appointed contractor will act as the Retrofit Installer only for these properties, delivering the measures in accordance with PAS2030 and in coordination with the third-party retrofit team. 2. BSR Principal Designer Role Yes, IDS confirms that the successful contractor will be appointed as the Principal Designer	Redland Pitched Roof Specification.pdf, Appendix A - DRA.pdf, Bauder_ColdRoofPMMA_LiquiTEC-LiquiDEK-BG.pdf, P01 - Site Location Plan .pdf, P02 - Site Block Plan.pdf, Specifications for Door Entry.pdf, T01 - Existing Elevations 1 to 4 - Block A B C.pdf, T02 - Existing Elevations 5 to 6 - Blocks D E F.pdf, T03 - Existing Elevations 9 to 12 - Block G.pdf, T04 - Existing Window & Door Schedule.pdf, T05 - Proposed Elevations 1 to 4 - Block A B C.pdf, T06 - Proposed Elevations 5 to 6 - Blocks D E F.pdf, T08 - Proposed Window & Door Schedule.pdf, T07 - Proposed Elevations 9 to 12 - Block G.pdf, T09 - Typical Section Detail.pdf, WH windows_Stepney Green Court (003).pdf, WH windows_Stepney Green Court (003).xlsx, Clarifications for Stepney Green 25 June 2025.xlsx

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Clarification responses 25/06/2025	Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	25/06/2025 12:11	Chi Joe		APC Building Services (London) Ltd		

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Extension Request		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	25/06/2025 10:42	Mitie Property Services (UK) Ltd		Good Morning, Can we request an extension to the return date please, this is due to our specialist contractors requiring additional time. Kind Regards	
Documents		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	25/06/2025 09:57	AD Construction (Architectural Decorators Ltd)		Good morning, The tender documents appear to only cover Stepney Green Court. Please could we clarify whether there are any documents regarding Mocatta House and Nevarino Mansions. Kind regards.	
BSR		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:51	Chas Berger		Dear Procurement, Please can you confirm whether Stepney Green is a Higher Risk Building under the BSR? Kind regards Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Wates Property Services Limited	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	United Living property Services		

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Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	VINCI Construction UK LTD T/A VINCI Facilities	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Topcoat Construction Limited T/A TCL Group	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Thomas Sinden Ltd	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Shellmar Construction Ltd	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Stonewest Ltd	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	SER Contractor Ltd	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Saltash Enterprises Ltd	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	R. Benson Property Maintenance Ltd	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Quinn (London) Limited	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	

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Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	NewmanFrancis Ltd	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Parogon Contracts LTD	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Mysons Ltd	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Mitie Property Services (UK) Ltd	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Mulalley and Company Limited	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Mintgreen Contractors Limited	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Milestone South East Limited	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	M&J Group (Construction and Roofing) LTD	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Jiyu Ltd	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	

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Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Hugh LS McConnell Ltd	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	HTA Design LLP	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Highview Group	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Guildmore Limited	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Greyline Group Ltd	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	EQUANS Regeneration Limited	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Durkan Ltd	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Emplas Window Systems	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Chas Berger	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	CB Design and Build Ltd	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Boom Construction Limited	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Cardo South	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Axis Europe Ltd	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	APC Building Services (London) Ltd	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Armina Group LTD	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Amber Construction Services Ltd	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	Anglian Building Products, a division of ASHI Group Limited.	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	
Indicative budget estimate per site		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 15:20	Chi Joe	AD Construction (Architectural Decorators Ltd)	Hi, Please see the below information regarding the indicative budget estimate per site. Stepney Green Court- £7-£8million Mocatta House- £1-£2million Navarino Mansions- £10 - £11 million Kind regards, IDS	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE:Leaseholders		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 14:57	Chi Joe	Greyline Group Ltd	Hi, There are no leasehold properties in the estates where the works will be carried out. Kind regards, IDS -----Original Message----- From: Greyline Group Ltd Sent: 23 June 2025 11:15 Subject: Leaseholders Good afternoon Could the client please confirm the number of leaseholder properties there are. Thank you for your earliest reply. Best regards.	
RE:Extension to Deadline		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	24/06/2025 12:47	Chi Joe	Milestone South East Limited	Hi, We are unable to grant an extension to the contract tendering period due to strict timeline set by the WH:SHF Funding requirement which mandate that works must commence on site within a specified timeframe in order to secure and claim the allocated funding. Kind regards, IDS -----Original Message----- From: Milestone South East Limited Sent: 24 June 2025 12:13 Subject: Extension to Deadline Good afternoon, May we please kindly request and extension to the tender deadline of one week? Thank you	
RE:Site Visit		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 12:42	Chi Joe	Greyline Group Ltd	Hi, As per the ITT Document, to arrange a visit, please email three preferred dates and times to the Contract Administrator: Contact: Chris Jones Email: chris.jones@bailygarner.co.uk The Contract Administrator will respond within 3 working days to confirm the appointment. Kind regards, IDS -----Original Message----- From: Greyline Group Ltd Sent: 23 June 2025 11:18 Subject: Site Visit Good afternoon Can we please request a guided/escorted site visit? Please let us know your protocol for these visits. Best regards.	
Extension to Deadline		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	24/06/2025 12:13	Milestone South East Limited		Good afternoon, May we please kindly request and extension to the tender deadline of one week? Thank you	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE:Withdrawal		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 11:57	Chi Joe	Amber Construction Services Ltd	Dear Team, Thank you for letting us know. Kind regards, IDS ----Original Message---- From: Amber Construction Services Ltd Sent: 24 June 2025 09:05 Subject: Withdrawal To whom it may concern, Due to insufficient resources to meet the tender deadline, we must withdraw regretfully from this tender. We appreciate the opportunity and hope to collaborate in the future under better circumstances. Kind Regards Bid Team	
Message 24/06/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	24/06/2025 11:52	EQUANS Regeneration Limited		Good afternoon, For the 29 properties subject to Warm Homes Funding at Stepney Green Court you mention that PAS2035 retrofit assessment, design and coordination team roles and responsibilities will be carried out by a third-party, can you clarify who this third party will be? On this basis, can you confirm that we will be Retrofit Installer only? Can you confirm that IDS want us to act as BSR Principal Designer? Does the BSR PD role cover the Warm Homes Funded works at Stepney Green Court? If so, as Retrofit Installer we will inherit retrofit designs; this could be at odds with the role of BSR Principal Designer "specifically introduced to create a single point of accountability for ensuring the entire design meets the regulations' functional requirements (The Building Safety Act 2022)". Can you clarify your understanding of how this will work contractually and legislatively? Can you provide a scope of works/measures for the 29 properties? Kind Regards	
Withdrawal		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 09:05	Amber Construction Services Ltd		To whom it may concern, Due to insufficient resources to meet the tender deadline, we must withdraw regretfully from this tender. We appreciate the opportunity and hope to collaborate in the future under better circumstances. Kind Regards Bid Team	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarification Needed		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	24/06/2025 06:59	Axis Europe Ltd		Good morning, Scope of works Item 4.7 refers to the existing CCTV – can you advise and confirm: Ownership of the existing installation, Any existing contract or management of CCTV system currently in place and the name of the body/contractor responsible for this. Many thanks Bid Team	
Message 23/06/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 12:40	EQUANS Regeneration Limited		Good afternoon, Please can you clarify the following: Are any buildings Higher-Risk Buildings (HRBs)? Do any buildings or parts thereof have Listed or Heritage status? Can you clarify the scope of the Contractors Design Portion? Can you provide an indicative budget per site? Can you clarify the level of funding secured for the 29 properties at Stepney Green Court? Apart from the funding secured for the 29 properties at Stepney Green Court, do you anticipate other funding will be required to fund these works? Can you clarify if you anticipate any future funding that will be required to deliver the work specified? Will a draft contract form part of the addendum issued on Friday 27th June? Kind Regards	
Site Visit		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 11:18	Greyline Group Ltd		Good afternoon Can we please request a guided/escorted site visit? Please let us know your protocol for these visits. Best regards.	
Leaseholders		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 11:15	Greyline Group Ltd		Good afternoon Could the client please confirm the number of leaseholder properties there are. Thank you for your earliest reply. Best regards.	
Message 23/06/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:28	EQUANS Regeneration Limited		Good morning, Thank you for sending through each section as separate file. 1) Please could you also share appendices as separate documents? 2) If available, please provide floor plans for each block? 3) If available, please provide the existing fire strategy for each block? Kind regards,	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Wates Property Services Limited	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx
Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	VINCI Construction UK LTD T/A VINCI Facilities	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx

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Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	United Living property Services	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx
Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Topcoat Construction Limited T/A TCL Group	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx

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Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Thomas Sinden Ltd	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx
Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Stonewest Ltd	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Shellmar Construction Ltd	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx
Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	SER Contractor Ltd	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Saltash Enterprises Ltd	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx
Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	R. Benson Property Maintenance Ltd	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Quinn (London) Limited	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx
Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Parogon Contracts LTD	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Mysons Ltd	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx
Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Mulalley and Company Limited	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Mitie Property Services (UK) Ltd	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx
Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Mintgreen Contractors Limited	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Milestone South East Limited	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx
Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	M&J Group (Construction and Roofing) LTD	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Jiyu Ltd	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx
Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Hugh LS McConnell Ltd	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	HTA Design LLP	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx
Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Highview Group	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Guildmore Limited	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx
Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Greyline Group Ltd	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx

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Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Emplas Window Systems	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx
Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	EQUANS Regeneration Limited	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx

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Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Durkan Ltd	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx
Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Chas Berger	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx

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Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	CB Design and Build Ltd	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx
Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Cardo South	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Axis Europe Ltd	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx
Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Boom Construction Limited	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx

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Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	APC Building Services (London) Ltd	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx
Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Armina Group LTD	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx

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Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Anglian Building Products, a division of ASHI Group Limited.	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx
Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	Amber Construction Services Ltd	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx

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Clarification response to Specification of Works document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	23/06/2025 10:09	Chi Joe	AD Construction (Architectural Decorators Ltd)	document is locked as it was produced through NBS therefore a Word document version is not available. We have now attached the individual documents such as Section 1 Preliminaries, Section 2 Materials and Workmanship, Section 3 General Conditions and Section 4 Schedule of works that make up the Specification of Works document. Please be aware that the contract document will be made up of the pdf documents and therefore any changes made by the contractor will not be valid. Therefore please note the below: 1. No Modifications Permitted The Word and Excel documents provided as part of this tender process must not be altered in any way. Any changes, edits, or annotations made to the document will not be recognised or considered during the tender evaluation or contract preparation stages 2. Responsibility for Document Accuracy While we have made every effort to ensure the accuracy of the Word and Excel documents provided, we do not accept responsibility for any discrepancies or errors contained within them. It is the sole responsibility of the contractor to verify the accuracy of the Word	Section 1 - Preliminaries - updated2.pdf, Section 2 - Materials and Workmanship.pdf, Section 3 - General Conditions.doc, Section 4 - Schedule of Works .docx, Stepney Green-Pricing Schedule.xlsx
RE:Message 23/06/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	23/06/2025 09:59	Chi Joe	EQUANS Regeneration Limited	Hi, We will send out a response to ensure all Bidders are aware of how to work with the Specification document. Kind regards, IDS --- -Original Message---- From: EQUANS Regeneration Limited Sent: 23 June 2025 07:51 Subject: Message 23/06/2025 Good morning, The Specification of Works document is locked, and we are unable to extract each section of the document for workability. Is it possible to send each section as a separate file or derestrict/unlock the document please? Many thanks, Good morning, The Specification of Works document is locked, and we are unable to extract each section of the document for workability. Is it possible to send each section as a separate file or derestrict/unlock the document please? Many thanks,	
Message 23/06/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	23/06/2025 07:51	EQUANS Regeneration Limited			

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE:Message 19/06/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	20/06/2025 13:22	Chi Joe	EQUANS Regeneration Limited	Hi, Thank you for your question. Your response must not exceed 1500 words and must fit within 2 pages of A4. This ensures that submissions are concise and manageable for evaluators. Kind regards, IDS ----Original Message---- From: EQUANS Regeneration Limited Sent: 19 June 2025 11:52 Subject: Message 19/06/2025 Good afternoon, Quality question 2 Social Value references both a maximum 1500-word limit and a maximum 2 pages of A4, please clarify? Kind Regards ----Original Message---- From: Axis Europe Ltd Sent: 19 June 2025 12:35 Subject: Pricing Document Good afternoon, Can you please confirm when you will be uploading the Pricing Document. Many thanks Bid Team	Stepney Green- Pricing Schedule.xlsx
RE:Pricing Document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	20/06/2025 13:20	Chi Joe	Axis Europe Ltd	Hi, Please find attached. Kind regards, IDS --- -Original Message---- From: Milestone South East Limited Sent: 20 June 2025 12:59 Subject: Pricing Document Good afternoon, Please could you confirm when we can expect to receive the pricing document? Thank you	Stepney Green- Pricing Schedule.xlsx
RE:Pricing Document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	20/06/2025 13:19	Chi Joe	Milestone South East Limited		
RE:Extension of Time Request		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	20/06/2025 13:18	Chi Joe	EQUANS Regeneration Limited	Hi, We are unable to grant an extension to the contract tendering period due to the strict timeline set by the WH:SHF funding requirements which mandate that works must commence on site within a specified timeframe in order to secure and claim the allocated funding. Kind regards, IDS ----Original Message---- From: EQUANS Regeneration Limited Sent: 20 June 2025 08:26 Subject: Extension of Time Request Good morning, Given the complexity of the contract across 3 sites, and the need to undertake site visits before responding to the Quality Questions, please may we be granted a 3 week extension to the submission deadline? Kind Regards	
Pricing Document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	20/06/2025 12:59	Milestone South East Limited		Good afternoon, Please could you confirm when we can expect to receive the pricing document? Thank you	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Extension of Time Request		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	20/06/2025 08:26	EQUANS Regeneration Limited		Good morning, Given the complexity of the contract across 3 sites, and the need to undertake site visits before responding to the Quality Questions, please may we be granted a 3 week extension to the submission deadline? Kind Regards	
Pricing Document		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 12:35	Axis Europe Ltd		Good afternoon, Can you please confirm when you will be uploading the Pricing Document. Many thanks Bid Team	
Message 19/06/2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House ; Stage : ITT - Documents	19/06/2025 11:52	EQUANS Regeneration Limited		Good afternoon, Quality question 2 Social Value references both a maximum 1500-word limit and a maximum 2 pages of A4, please clarify? Kind Regards	
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	VINCI Construction UK LTD T/A VINCI Facilities	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Thomas Sinden Ltd	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Stonewest Ltd	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Shellmar Construction Ltd	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Saltash Enterprises Ltd	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	R. Benson Property Maintenance Ltd	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Mysons Ltd	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Quinn (London) Limited	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Mitie Property Services (UK) Ltd	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx

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Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Mulalley and Company Limited	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Mintgreen Contractors Limited	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	M&J Group (Construction and Roofing) LTD	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Jiyu Ltd	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Hugh LS McConnell Ltd	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	HTA Design LLP	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Highview Group	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Greyline Group Ltd	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Guildmore Limited	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	EQUANS Regeneration Limited	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Durkan Ltd	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Emplas Window Systems	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Chas Berger	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx

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Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	CB Design and Build Ltd	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Boom Construction Limited	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Cardo South	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Axis Europe Ltd	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Armina Group LTD	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	APC Building Services (London) Ltd	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Amber Construction Services Ltd	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	Anglian Building Products, a division of ASHI Group Limited.	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx
Clarification responses 19 June 2025		Project : Invitate to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 10:26	Chi Joe	AD Construction (Architectural Decorators Ltd)	HI, Please find attached the clarification answers as of 19 June 2025. Kind regards, IDS	Clarifications for Stepney Green Court Project.xlsx

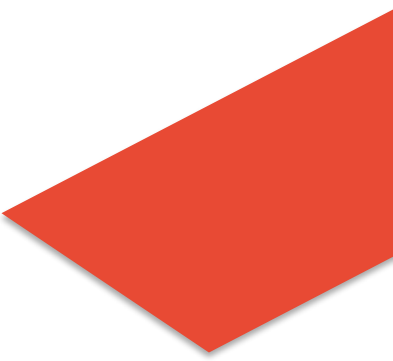
Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE:EOT		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 08:39	Chi Joe	Amber Construction Services Ltd	Hi, Thank you for your email. We are unable to grant an extension to the contract tendering period due to the strict timeline set by the WH:SHF funding requirements, which mandate that works must commence on site within a specified timeframe in order to secure and claim the allocated funding. Kind regards, IDS -----Original Message----- From: Amber Construction Services Ltd Sent: 19 June 2025 08:13 Subject: EOT To whom it may concern, Please can we respectfully request an extension of time of 1 week to the tender period. We are currently experiencing an extremely busy period and this extension will ensure we have sufficient time to guarantee our tender submission is as competitive as possible. Kind regards, Bid Team	
EOT		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	19/06/2025 08:13	Amber Construction Services Ltd		To whom it may concern, Please can we respectfully request an extension of time of 1 week to the tender period. We are currently experiencing an extremely busy period and this extension will ensure we have sufficient time to guarantee our tender submission is as competitive as possible. Kind regards, Bid Team	
Clarification		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/06/2025 15:25	Mulalley and Company Limited		Good afternoon, We thank you for this tender opportunity and ask if there are any roof plans that you could please share? Kind regards, MCL	

Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE: RE:Documnets		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/06/2025 12:37	M&J Group (Construction and Roofing) LTD		Thanks for your response. Just to confirm, this tender is to carry out repair works at Stepney, and pre construction services at the other two sites? >> Date:18 Jun 2025 11:45 >> Subject: >> RE:Documnets >> Message: >> Hi, >> >> Thank you for your email. >> >> Please be aware that the Tender Addendum will be issued on the 27th of June 2025. This will be for the pre-construction services only for the whole estate >> improvement works at Navarino Mansions, Dalston Lane, Hackney, London, E8 1LB and Mocatta House, Brady Street, London, E1 5DL. >> >> Kind regards, >> >> IDS >> >> ----Original Message---- >> From: M&J Group (Construction and Roofing) LTD >> Sent: 18 June 2025 09:08 >> Subject: Documnets >> >> Good Morning, >> >> There doesnt appear to be any specification documents for Navarino Mansions and Mocatta House. >> >> Please can these be uploaded? >> >> Regards	
Clarifications		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/06/2025 12:18	Guildmore Limited		Good Afternoon -We note that there is PCSA pricing required as part of the submission. Could you please clarify where/in what format you want this as it is not included in the pricing schedule? -What work has been done already as part of the PAS2035 process? Have any assessments/surveys been undertaken and any design work? -We note the requirement for a programme – at which stage are we required to start from? Kind Regards Bids Team	

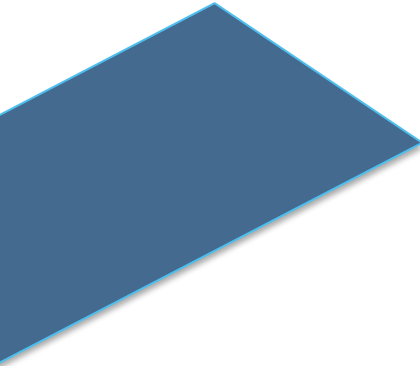
Subject	Reference	Associated With	Date	From	To	Message	Attachments
RE:Documnets		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/06/2025 11:45	Chi Joe	M&J Group (Construction and Roofing) LTD	Hi, Thank you for your email. Please be aware that the Tender Addendum will be issued on the 27th of June 2025. This will be for the pre-construction services only for the whole estate improvement works at Navarino Mansions, Dalston Lane, Hackney, London, E8 1LB and Mocatta House, Brady Street, London, E1 5DL. Kind regards, IDS ---- Original Message---- From: M&J Group (Construction and Roofing) LTD Sent: 18 June 2025 09:08 Subject: Documnets Good Morning, There doesnt appear to be any specification documents for Navarino Mansions and Mocatta House. Please can these be uploaded? Regards	
Documnets		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	18/06/2025 09:08	M&J Group (Construction and Roofing) LTD		Good Morning, There doesnt appear to be any specification documents for Navarino Mansions and Mocatta House. Please can these be uploaded? Regards	
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 16:04	Chi Joe	R. Benson Property Maintenance Ltd	Hi, It has come to our attention that the pricing schedule was missed in the document upload. Please find now attached. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 16:04	Chi Joe	Thomas Sinden Ltd	Hi, It has come to our attention that the pricing schedule was missed in the document upload. Please find now attached. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 16:04	Chi Joe	Mysons Ltd	Hi, It has come to our attention that the pricing schedule was missed in the document upload. Please find now attached. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 16:04	Chi Joe	Mintgreen Contractors Limited	Hi, It has come to our attention that the pricing schedule was missed in the document upload. Please find now attached. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 16:04	Chi Joe	HTA Design LLP	Hi, It has come to our attention that the pricing schedule was missed in the document upload. Please find now attached. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 16:04	Chi Joe	Guildmore Limited	Hi, It has come to our attention that the pricing schedule was missed in the document upload. Please find now attached. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 16:04	Chi Joe	Greyline Group Ltd	Hi, It has come to our attention that the pricing schedule was missed in the document upload. Please find now attached. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 16:04	Chi Joe	Durkan Ltd	Hi, It has come to our attention that the pricing schedule was missed in the document upload. Please find now attached. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 16:04	Chi Joe	CB Design and Build Ltd	Hi, It has come to our attention that the pricing schedule was missed in the document upload. Please find now attached. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 16:04	Chi Joe	Anglian Building Products, a division of ASHI Group Limited.	Hi, It has come to our attention that the pricing schedule was missed in the document upload. Please find now attached. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 16:04	Chi Joe	Amber Construction Services Ltd	Hi, It has come to our attention that the pricing schedule was missed in the document upload. Please find now attached. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx
RE:Clarifications - Missing Documents		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 15:57	Chi Joe	Hugh LS McConnell Ltd	Hi, Please find attached. Kind regards, IDS --- -Original Message---- From: Hugh LS McConnell Ltd Sent: 17 June 2025 14:13 Subject: Clarifications - Missing Documents Good afternoon, Please can we raise the following clarification: We note the specification and pricing document has been issued for Stepney Green Court, however documents are missing for both Navarino Mansions and Mocatta House. Could these be kindly issued at your earliest convenience. Kind regards,	Stepney Green- Pricing Schedule.xlsx
Clarifications - Missing Documents		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 14:13	Hugh LS McConnell Ltd		Good afternoon, Please can we raise the following clarification: We note the specification and pricing document has been issued for Stepney Green Court, however documents are missing for both Navarino Mansions and Mocatta House. Could these be kindly issued at your earliest convenience. Kind regards,	
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 09:28	Chi Joe	Shellmar Construction Ltd	Hi All, Please find attached the Pricing Schedule to be used as part of the tender submission. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 09:28	Chi Joe	Saltash Enterprises Ltd	Hi All, Please find attached the Pricing Schedule to be used as part of the tender submission. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 09:28	Chi Joe	Quinn (London) Limited	Hi All, Please find attached the Pricing Schedule to be used as part of the tender submission. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 09:28	Chi Joe	Mulalley and Company Limited	Hi All, Please find attached the Pricing Schedule to be used as part of the tender submission. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx

Subject	Reference	Associated With	Date	From	To	Message	Attachments
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 09:28	Chi Joe	Jiyu Ltd	Hi All, Please find attached the Pricing Schedule to be used as part of the tender submission. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 09:28	Chi Joe	Highview Group	Hi All, Please find attached the Pricing Schedule to be used as part of the tender submission. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 09:28	Chi Joe	Chas Berger	Hi All, Please find attached the Pricing Schedule to be used as part of the tender submission. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 09:28	Chi Joe	EQUANS Regeneration Limited	Hi All, Please find attached the Pricing Schedule to be used as part of the tender submission. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx
Pricing Schedule		Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House	17/06/2025 09:28	Chi Joe	AD Construction (Architectural Decorators Ltd)	Hi All, Please find attached the Pricing Schedule to be used as part of the tender submission. Kind regards, IDS	Stepney Green- Pricing Schedule.xlsx



Post Tender Communication and Clarifications



Stepney Green Court

Whole estate improvement works at Stepney Green Court, Navarino Mansions and Mocatta House - 34315



Date: 04.08.2025

Revision: -

Tender Clarification Form

SER Contractor

No.	Description	Contractors Response
1	Please confirm that you have understood that this tender is in accordance with JCT Tendering Practice Note; Alternative 1. An opportunity will be given to confirm the tender or withdraw.	yes read and understood
The clarifications below relate to works to Stepney Green.		
2	Please confirm you have read, understood and priced all clauses in Section 3: General Conditions, including those items where you have not provided individual prices.	yes confirmed
3	Please provide a percentage figure for overheads and profit in clause 3.4.7.	17.50%
4	Please provide a breakdown of the preliminaries in clause 3.5.	Please see attached prelim breakdown
5	Please confirm you have allowed for and RLO as outlined in Clause 3.14.	yes we have allowed for a full time RLO
6	Please confirm you have checked the description of the works and associated costs for clauses 4.9.9 i. to 4.9.9 iii.	yes checked and confirmed
7	Please confirm you have checked the description of the works and associated costs for clauses 4.9.14	yes checked and confirmed
8	Please confirm you have checked the description of the works and associated costs for clauses 4.11.3 to 4.11.5	yes checked and confirmed
9	Please confirm you have checked the description of the works and associated costs for clauses 4.12.14 i. to 4.12.14 vii.	yes checked and confirmed
10	Please confirm you have checked the description of the works and associated costs for clauses 4.20.3 i. to 4.20.3 ii.	yes checked and confirmed
11	Please confirm you have checked the description of the works and associated costs for clauses 4.21.4 i. to 4.21.4 vii.	yes checked and confirmed
The clarifications below relate to works to Section1 - 4 PCSA Navarino and Mocatta House.		

Stepney Green Court

Whole estate improvement works at Stepney Green Court, Navarino Mansions and Mocatta House - 34315



Date: 04.08.2025

Revision: -

Tender Clarification Form

SER Contractor

No.	Description	Contractors Response
12	Please confirm in accordance JCT Tendering Practice Note; Alternative 1. You do not wish to provide costs for PCSA Section 1 or PCSA Section 2	yes confirmed
13	Please confirm you have checked the description of the works and associated costs for clause 3.2.1	yes checked and confirmed
14	Please confirm you have checked the description of the works and associated costs for clause 3.5.4 v.i.i.i	yes checked and confirmed
15	Please confirm you have checked the description of the works and associated costs for clause 4.2.1.	yes checked and confirmed
16	Please confirm you have checked the description of the works and associated costs for clause 4.5.4.	yes checked and confirmed
17	Further to the tender clarification meeting on 12 August 2025, please confirm the cost saving offered for the use of the community hall for contractor office space and welfare.	£10,000
18	Further to your confirmation that you intend to stand by your tender offer to undertake the PCSA Services Section 1 and 2, please provide a breakdown of your costs for these services. The cost will be deducted from the other tendered rates and applied to the contract value should your tender be accepted.	Please see attached amended pricing

Stepney Green Court

Whole estate improvement works at Stepney Green Court, Navarino Mansions and Mocatta House - 34315



Date: 04.08.2025

Revision: -

Tender Clarification Form

SER Contractor

No.	Description	Contractors Response

Signed:

Print Name:

Costin Serban

Date:

04/08/2025

On Behalf of:

SER Contractor Ltd

Address:

Hunters Hall
Farm,
Epping, CM16
6PL

1)

Please note that responses contained within this document may form part of the contract documentation if successful.

2)

Please ensure that responses to the above are issued within 24 hours of receipt.

Details

From
Chi Joe

To
SER Contractor Ltd

Date 28/07/2025 13:38

Time Zone
(UTC +00:00) Greenwich Standard Time

☐ Archived

Associated With

Project : Invitation to Tender for Whole Estate Improvement Works at Stepney Green Court, Navarino Mansions and Mocatta House

Subject

RE:RE: PCSA Services - No price submitted

Reference

Message

Thank you for providing a response.

Kind regards,
IDS

-----Original Message-----

From: SER Contractor Ltd
Sent: 28 July 2025 12:05
Subject: RE: PCSA Services - No price submitted

Hi IDS Team

We confirm we stand by our tender submission to undertake the PCSA Services as per section 1 & 2.

Regards

SER

>> Date:28 Jul 2025 11:57

>> Subject:
 >> PCSA Services - No price submitted
 >> Message:
 >> Hi,
 >>
 >> Upon reviewing your tender submission, we have noted that no pricing has been provided for the PCSA Services. Specifically, Sections 1 and 2 of the pricing schedule have been left blank, despite the expectation that these services should be costed separately.
 >> This omission implies that, should you proceed on the basis of your current submission, you would be providing the PCSA Services at no charge.
 >> In accordance with JCT Tendering Practice Note 2017 Alternative 1, we kindly ask you to confirm whether you stand by your submitted pricing or wish to withdraw your tender.
 >>
 >> We expect a response within 48 hours.
 >>
 >> Kind regards,
 >> IDS

Attachments

☐	File	Size	Date Uploaded

- ☐  Chi Joe : PCSA Services - No price submitted28 July 2025 11:57:53
- ☐  SER Contractor Ltd : RE: PCSA Services - No price submitted28 July 2025 12:05:20
- ☒  **Chi Joe : RE:RE: PCSA Services - No price submitted28 July 2025 13:38:19**
- ☒  SER Contractor Ltd : RE: PCSA Services - No price submitted28 July 2025 12:13:26

History

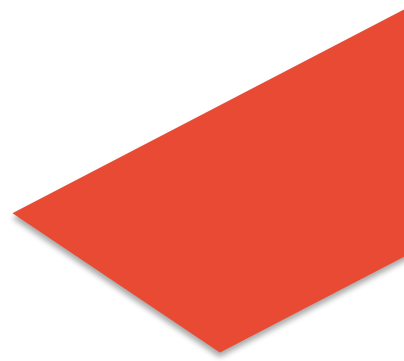
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28/07/2025 13:38:19	Web Site Correspondence	Chi Joe	
28/07/2025 13:39:10	Correspondence Viewed By Supplier		SER Contractor Ltd - Costin Serban
28/07/2025 13:39:40	Correspondence Viewed By Supplier		SER Contractor Ltd - Costin Serban
28/07/2025 14:06:10	Correspondence Viewed By Supplier		SER Contractor Ltd - Costin Serban
28/07/2025 14:06:16	Correspondence Viewed By Supplier		SER Contractor Ltd - Costin Serban
28/07/2025 15:04:19	Correspondence Viewed By User	Chi Joe	
28/07/2025 15:04:37	Correspondence Viewed By User	Chi Joe	

28/07/2025 15:04:56	Correspondence Viewed By User	Chi Joe	

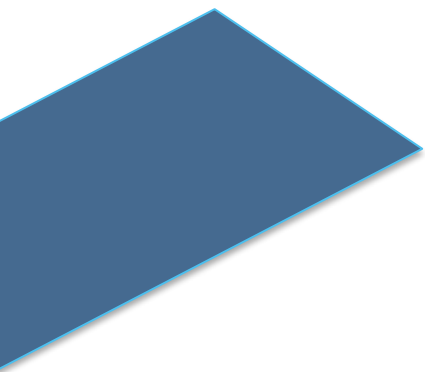
Whole estate improvement works at Stepney Green Court, Navarino Mansions and Mocatta House

Prelims

prelims					
ITEM	DESCRIPTION OF WORKS	QUANTITY	UNIT	RATE	VALUE
1	1 - Site manager	58	Weeks	£1,548.44	£89,809.52
2	RLO	58	Weeks	£1,098.39	£63,706.62
3	1.1 - Contracts Manager / QS	58	Weeks	£695.00	£40,310.00
4	1.3 - Health & safety officer (2 visit per month)	24	Weeks	£425.00	£10,200.00
5	1.10 - Waste - 12 yard skips	80	item	£595.45	£47,635.68
6	RAMS / O&M manuals on completion	1	item	£950.00	£950.00
7	site office	58	Weeks	£528.00	£30,624.00
8	containers	58	Weeks	£158.00	£9,164.00
9	collection / delivery	8	nr	£450.00	£3,600.00
10	site connections	1	item	£1,950.00	£1,950.00
11	site clearance on completion	1	item	£750.00	£750.00
12	site parking	1	item	£500.00	£500.00
13	site protection	1	item	£654.48	£654.48
				TOTAL:	£299,854.30



Quality Submission



INDUSTRIAL
DWELLINGS
SOCIETY
EST 1885

Whole Estate Improvement Works

SER Contractor Ltd

Quality Submission for Industrial Dwellings Society

DATE SUBMITTED: 24.07.2025



SERCONTRACTOR
BUILT ON SATISFACTION



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Customer Care	25
Health & Safety	29
Construction Inflation	33
Environmental Issues	37
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1

Project Team & Experience 5%

Please set out details of the key personnel who would be responsible for the delivery of the Contract, roles/responsibilities and competency to undertake the works, including the relevant qualifications for PAS 2030 and 2035 requirements.

Provide a CV for each proposed project team member (maximum 1 side of A4 per member) and a proposed team structure (max 1 side of A4)

Maximum 2 pages of A4 (excluding CV's and Team Structure)

In addition, please set out examples of your experience in delivering similar projects, specifically with reference to PAS 2030 and 2035 requirements within a residential setting where the site is in occupation. Provide 3 Case Study projects. Each to include project examples containing Client, nature of the works, contract value, contract period, and contract type.

Maximum 1 page of A4 per Case Study



A Proven Delivery Model for PAS 2030/2035 Retrofit in Occupied Homes

SER Contractor Ltd offers a tried-and-tested, fully integrated delivery model specifically built around the requirements of PAS 2030 and PAS 2035. Our structure combines direct delivery capabilities with specialist accredited partners, offering clients a flexible, scalable, and high-performing solution for whole-house energy efficiency upgrades in live, occupied settings.

We understand that delivering retrofit works to PAS 2035 standards in homes with vulnerable occupants, access constraints, and diverse housing typologies requires more than technical ability — it demands excellent communication, precise sequencing, and robust compliance monitoring. With over 14 years of delivery experience in this sector, we have developed an operational model that anticipates and mitigates these challenges through expert planning, smart technology, and high-quality stakeholder engagement.

Our service delivery is underpinned by a collaborative structure comprising:

- A 100% directly employed management team with clear accountability, embedded Retrofit Coordinators, and site-level ownership.
- A competent and multi-skilled PAS 2030-certified workforce, including in-house operatives for roofing, insulation, fenestration, fire doors, and internal refurbishment.
- A compliance-led back-office team, trained in PAS 2035 documentation requirements and responsible for collating and validating evidential data from pre-to post-installation stages.
- Our in-house digital platform, Abilo, providing live data capture, real-time Golden Thread compliance, BIM integration, and a direct line of communication for clients, Retrofit Coordinators, and supply chain partners.
- A resident-centric engagement strategy, led by qualified RLOs and supported by our Social Value Manager, to ensure inclusive communication, access coordination, and ongoing feedback loops throughout the retrofit journey.

This model has enabled us to successfully deliver energy efficiency, fire safety, and compliance upgrades across both planned and responsive programmes, consistently achieving:

- On-time and on-budget delivery across multi-measure schemes;
- High levels of resident satisfaction, including among vulnerable and disabled households;
- Full compliance with PAS 2030/35 documentation and funding requirements, including successful audits;
- Strong value engineering through early engagement with suppliers and specialist designers.

Project Team Structure & Key Personnel

Cris Costrachevici – Operations & Contract Manager (20% allocation)

Cris provides strategic oversight, contract compliance and resource planning. He has extensive experience managing planned works across Lambeth, with over 10 years at SER. He ensures contract KPIs are met and oversees high-level issue resolution, programme management, and stakeholder liaison.

Mariusz Rogalski – Project Manager (50% allocation)

Mariusz leads day-to-day project delivery, overseeing H&S, quality, labour coordination, and supply chain performance. He has successfully delivered multiple roof renewals for Lambeth, including at Brixton Road and Crewdson Road. He ensures that site activity aligns with Lambeth’s sustainability and safety priorities.

Marius Cosma – Site Manager

Marius is a Lambeth-experienced manager who recently led roofing works at Crewdson Road. He holds valid Proteus Waterproofing accreditation and SMSTS certification. Marius will be based on-site daily, managing operatives, subcontractors, and sequencing of work, and ensuring compliance with CDM, fire safety, and access protocols.

Ioan Lucaciu – Roofing Supervisor

Ioan brings hands-on expertise and holds Proteus Waterproofing credentials. He has worked alongside Marius on local Lambeth roofing schemes and will oversee roof-level workmanship, inspections, and quality assurance for this project.

Andrew Dunn – Commercial Manager (local resident)

Andrew will manage cost control, valuations, subcontractor accounts, and monthly reporting. He brings decades of experience managing public sector capital works and will ensure value-for-money delivery.

Amir Vahdani – Quantity Surveyor

A recent addition to the SER team, Amir will support Andrew on cost tracking, payment applications, and variation assessments. His CV is enclosed for review.

Mark Jarvis – Resident Liaison Officer (RLO)

Mark will be supported by Michael Springer, a new locally based RLO joining in June. Mark has delivered excellent engagement on Lambeth contracts for years. RLO responsibilities will include: delivering welcome packs and pre-start letters, conducting home visits and profiling residents, including identifying vulnerabilities and special requirements, coordinating appointments and access, leading on communication, newsletters, and satisfaction surveys, resolving complaints and supporting residents throughout the project.

Additional Support

Due to our active Lambeth portfolio, we can strengthen the structure with:

Lynsey Coombs (Head of New Business) to ensure consistent liaison with the client.

Sophie Dunn, our Social Value Apprentice (local

resident) , to deliver community initiatives alongside our **Social Value Manager, Kyla Fry (local resident).**

Integration with PAS 2035 Delivery Pathways

Our team is fully trained and aligned to the PAS 2035 retrofit process, including Pathway A (simple measures), Pathway B (medium risk), and Pathway C (high risk or complex measures). Where external Retrofit Assessors or Coordinators are required, we work only with experienced and TrustMark-registered consultants with whom we have established delivery relationships. This ensures clarity of roles and avoids duplication, while streamlining design, sequencing, and post-occupancy reporting.

Our PAS 2030 works are seamlessly integrated with the requirements of PAS 2035 through:

- Detailed pre-works coordination meetings between Site Managers, Retrofit Coordinators, and Abilo Support to confirm sequencing, dependencies, and risk categorisation.
- Digital scheduling tools that link each PAS measure to the Retrofit Plan, enabling on-site managers to deliver work in line with the approved design pathway.
- Live evidencing of measures (e.g. insulation depth, airtightness detailing, ventilation flow rates), with photo logs, operative sign-off, and QA inspections uploaded in real time to the Abilo platform.
- Post-Installation Occupancy Engagement, including energy-use advice, feedback surveys, and indoor air quality (IAQ) monitoring to align with PAS 2035 requirements for resident education and post-occupancy evaluation.

Integration of IT and Digital Compliance

SER’s proprietary Abilo App is central to ensuring every retrofit project is delivered with full traceability and audit-ready documentation. Key features include:

- Real-time Golden Thread documentation – from initial survey to Retrofit Coordinator sign-off;
- Geo-tagged photographic evidence, time-stamped at each property;
- Automated reminders for mandatory evidencing stages, including air tightness tests, ventilation checks, and product serial logging;
- Secure client login and dashboard, allowing full transparency over performance, completion status, and funding eligibility per property.

This system has been recognised by clients such as Lambeth Council and VIVO Defence for its ability to reduce administrative delays, improve programme confidence, and support external audits. For Retrofit Coordinators, it offers a direct method for accessing required installation evidence, helping avoid funding risks and supporting on-time TrustMark lodgements.

Specialist Operatives and Supply Chain

Unlike many main contractors, SER retains a core team of over 200 directly employed operatives, most of whom are multi-skilled across building fabric, energy efficiency, and compliance works. For this contract, we propose to draw from our in-house teams certified under PAS 2030 for:

- External Wall Insulation (EWI) and other fabric insulation systems;
- Insulated roofing upgrades (flat and pitched), including cold roof ventilation strategies;
- High-performance window and door replacements (FENSA-registered installers);
- Domestic ventilation systems (MEV, PIV, extract fans), supporting IAQ compliance

This is supplemented by a small number of pre-approved specialist subcontractors — all TrustMark and PAS 2030-certified — for MCS technologies such as Air Source Heat Pumps (ASHP) and Photovoltaic (PV) systems, where relevant.

Our EBS Builder Merchants and Logistics Hub in Epping supports material stockholding, minimising programme slippage due to lead-in times and enabling just-in-time deliveries using our FORS-accredited fleet of HGVs, vans and LGVs.

Resident Engagement as a Core Delivery Function

We recognise that successful retrofit delivery in occupied homes hinges on proactive, inclusive engagement with residents. Our dedicated RLO team is trained to manage:

- Pre-start profiling and vulnerability assessments, ensuring PAS 2035 requirements for resident needs are fully met;
- Coordination of access appointments to align with measure sequencing;
- Distribution of plain-English resident packs, IAQ leaflets, and sustainability advice;
- Ongoing satisfaction surveys, complaint resolution, and final resident sign-off.

This approach helps us to achieve a high percentage of first-time access, reduce no-entry risk, and deliver a positive resident experience even in disruptive environments.

SER Contractor offers a fully competent, digitally integrated, and resident-focused delivery model that meets and exceeds the requirements of PAS 2030 and PAS 2035 in occupied residential settings. Our combination of skilled in-house labour, rigorous compliance controls, and a proven track record in delivering high-quality retrofit schemes across London positions us to deliver this contract with confidence, value, and care.

Case Study 1: Lothian Estate – External and Internal Refurbishments (Including Fire Safety)

Client	Lambeth Council
Form of Contract	JCT ICD 2016
Contract Value	£2.3m
Procurement Route	JCT ICD 2016
Programme	42 weeks (2022)

SER Contractor was appointed by Lambeth Council to deliver a full scope of external and internal refurbishment and fire safety works across 12 blocks in Lothian Estate, including Dalkeith House. This project was delivered in a live residential environment, with works planned to minimise disruption to residents and maintain compliance with all health, safety, and quality standards.

Scope of Works

The works included complete roof renewal, window and door replacement, concrete and brickwork repairs, fire-rated door installations, communal area redecorations, and external painting. The programme was delivered using PAS 2030-certified operatives and involved early-stage collaboration with Lambeth and residents to confirm scope, gain consent for intrusive works, and sequence delivery effectively.

Challenges & Resolutions

A number of residents initially refused window replacement due to concerns over disruption. SER’s Resident Liaison Officer arranged a series of small-group and one-to-one engagement sessions, including coffee mornings and home visits, to explain the long-term benefits such as improved thermal comfort and reduced bills. As a result, residents granted access and installations were completed with minimal disruption, averaging two days per property.

Adverse weather in the early stages impacted progress on external works. Our Project Manager collaborated with Lambeth to revise the programme and reallocate labour internally, enabling continued progress on internal and communal elements without extending the contract term.

Relevant Outcomes

The project was completed ahead of schedule, within budget, and with high resident satisfaction. Window and door installations were carried out to PAS 2030 standards, with all documentation and photographic evidence captured via Abilo. All fire door installations were undertaken by BM TRADA-certified operatives. Compliance with the Golden Thread principle was maintained throughout, with a complete digital H&S file compiled and submitted at handover.

This project demonstrated SER’s ability to deliver complex, multi-measure programmes in live environments while achieving technical compliance, programme certainty, and resident trust — directly relevant to the delivery of PAS 2035 Pathway B and C projects.





Case Study 2: 91–141 Brixton Road – Whole House Retrofit and Refurbishment (Grade II Listed)

Client	Lambeth Council
Form of Contract	JCT Intermediate
Contract Value	£4.2m
Procurement Route	Lambeth DPS
Programme	September 2022 - July 2024

SER Contractor was appointed by Lambeth Council to refurbish 27 Grade II listed dwellings at Brixton Road, as part of a wider £5.4M street properties programme covering 55 homes across three sites. The project includes internal and external energy efficiency measures, fire safety upgrades, and structural repairs, delivered in live settings under stringent planning and conservation constraints.

Scope of Works

The scheme included full kitchen and bathroom replacements, electrical rewiring and fire alarm installations, external wall insulation (EWI), loft insulation, window repairs and renewals, roof repairs, and internal and external decorations. Works were delivered in line with PAS 2030 standards, supported by Retrofit Coordinator oversight and live documentation using Abilo.

Design and Compliance

Due to the listed status of the buildings, extensive coordination was required between SER, Lambeth’s design team, conservation officers, and residents. Contractor-led design elements included emergency lighting, communal electrical upgrades, and bespoke window and roof repairs. Full compliance with planning conditions, PAS 2035 reporting, and Golden Thread data capture was maintained throughout.

Digital Project Management

Abilo, our cloud-based digital platform, enabled real-time collaboration between our site teams, Retrofit Coordinators, and Lambeth’s Contract Administrator. The platform supported TrustMark lodgement and captured pre- and post-works EPC data, showing improvements from D/E/F to C ratings across the portfolio. Document sharing, marked-up drawings, and photographic QA evidence were accessible to all stakeholders, ensuring audit readiness and clear communication.

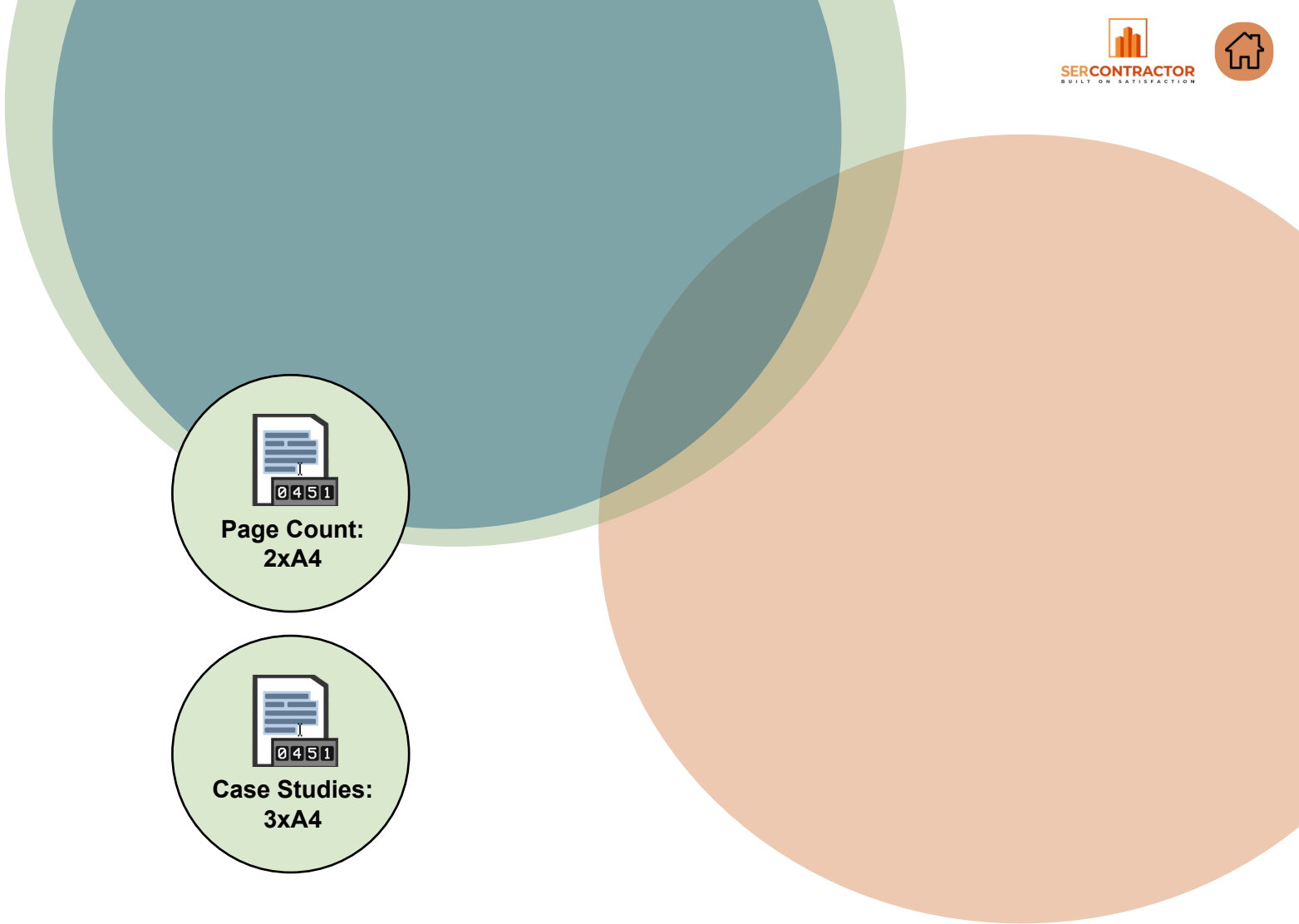
Resident Engagement

Resident satisfaction exceeded 98%. Our team delivered early engagement sessions, including “Meet the Contractor” events and one-to-one property walkthroughs. Dedicated RLOs managed access, resolved complaints, and supported vulnerable tenants. The programme was sequenced to minimise disruption, with temporary storage provided and internal/external works phased strategically.

Lessons Learned and Added Value

The project highlighted the value of early engagement, real-time documentation, and rigorous QA. Our approach enabled a defect-free handover with only 1% post-completion snagging — significantly below the 3% target. Lessons from Brixton Road have since been applied to new schemes, including Camden and Southwark, to further enhance PAS 2030/2035 delivery across complex housing stock.

Case Study 1: MOD Shorncliffe & RAF Bassingbourn Retrofit Refurbishments (2023–2024)	
Client	Ministry of Defence (via Amey Defence Services)
Scope	External Wall Insulation (EWI), roof replacements, PAS 2030 window/door renewals, chimney removals, loft insulation, rainwater goods
Contract Value	£5m combined
Programme	52 weeks + 6-week ecological delay
Approach to Specification & Compliance From the outset, SER integrated the PAS 2030/2035 framework into all phases of delivery. Retrofit Assessors and Retrofit Coordinators were appointed early, with SER acting as the PAS 2030-certified installer across EWI, window and door replacements, roofing, and ventilation. A central Information Sharing Protocol was implemented via the Corelogic PAS Hub and TrustMark Data Warehouse. Design records, risk assessments, and installation evidence were uploaded in real time. This enabled seamless audit trails, supported timely TrustMark lodgements, and ensured each dwelling received its associated guarantees and warranties. Weekly lodgement progress was shared with Amey and the Retrofit Coordinator, providing full transparency. Compliance was driven by a multi-stage quality strategy: • Pre-construction: Surveys captured thermal bridging, fire risk, and ventilation conditions. • During works: Daily inspections, photographic evidence, and in-situ testing (e.g. airflow and insulation depth) were recorded on-site and reviewed centrally. • Post-installation: Final checks were completed jointly with the Retrofit Coordinator, and measures were lodged with TrustMark before handover. Challenges & Resolutions Ecological delays: Works were disrupted by nesting birds and bat habitats. We coordinated with licensed ecologists and reprogrammed works to protect wildlife. Weather impacts: During storm periods, we increased operative numbers and worked extended hours to recover lost time. Asbestos discoveries: Managed through early R&D surveys and advance scheduling of licensed removals. Delivery Strategy We deployed a hybrid team model: SER’s directly employed operatives (roofers, window installers, EWI specialists) were supported by vetted subcontractors for scaffold and M&E. Our Site Manager coordinated daily with our Retrofit team, RLO and SHEQ Manager to manage access, engagement, and quality. Outcome: 100% TrustMark compliance, zero H&S incidents, and full lodgement of measures. Programme was completed within adjusted schedule, with MOD satisfaction above KPI threshold.	



In Progress



Completion



CV's and Team Structure have been appended.

2 Social Value 5%

Social Value is about delivering positive improvements to the wellbeing of our customers and communities. Industrial Dwellings Society generate Social Value in lots of ways including:

- building strong and resilient communities
- supporting better health and wellbeing
- sustaining tenancies, strengthening financial and digital inclusion
- providing opportunities to access education and employment

Getting the greatest possible benefit from the services procured is one of the ways we achieve these outcomes. We expect our supply chain to work in partnership with us to deliver positive outcomes for our customers. Considering our definition of social value, please explain how you will support us to achieve our social value objectives (1,500 words max.). Tell us how you will approach social value delivery on this contract and tell us what you will do, not what you have done previously. Only include examples of previous delivery if it will be replicated and delivered in this contract. We are particularly interested in how you will target and recruit our customers to deliver the outcomes prescribed above. Ensure your response focuses on benefits to Industrial Dwellings Society’s customers and neighbourhoods – do not tell us about your broader CSR approach, internal training schemes or give examples which will not be replicated to specifically support our customers.

Maximum 2 pages of A4



At Stepney Green Court, we will work hand-in-hand with IDS and its residents to deliver a Social Value programme that reflects their voices, meets real needs, and leaves a lasting legacy. Led by our Social Value Manager, Kyla Fry, this programme will be co-designed with IDS housing officers, residents, and trusted local partners to ensure relevance and impact from day one.

All commitments have been tailored to this project, which is an operational block of flats in East London with a diverse, multi-generational community, and shaped around the Social Value Act 2012. Impact will be measured transparently through the Social Value Portal's TOMs framework, giving IDS clear, evidence-backed assurance that meaningful, local value is being delivered.

Building strong and Resilient communities at Stepney Green

To build stronger communities at Stepney Green, we will deliver two Community Maintenance Clubs each year. These safe, informal sessions invite residents to learn practical DIY skills like painting, tool safety and basic repairs from our team. These are more than skills workshops, they help build confidence, strengthen neighbourly ties, and offer a first step toward employment for those interested. To deepen this sense of connection, we will also host three Neighbourhood Lunch and DIY Days annually, one each in Stepney Green, Tower Hamlets and Hackney. These events combine light improvements to communal areas like gardens or noticeboards with shared meals, encouraging informal conversation and active participation from residents of all ages.



In parallel, we will launch a £50,000 Tenant Ideas Fund to support resident-led projects that improve the local environment or wellbeing. IDS tenants will be invited to propose, design and vote on ideas ranging from planters and murals to after-school clubs or community boards. This not only delivers visible improvements to shared spaces, it puts decision-making power in the hands of residents, fostering a deeper sense of ownership and pride.

To support resident wellbeing, we will run 12 monthly Wellbeing Wednesdays in partnership with trusted groups such as Mind in Tower Hamlets and St Joseph's Hospice. Each session will address a real, practical need stress management, budget-friendly nutrition, or mental health first aid shaped with input from housing officers to maximise relevance. On a recent Hackney scheme, an air fryer workshop sparked new interest in healthy cooking, with one resident sharing that it had transformed how they plan meals. These moments of shared learning build confidence, foster social connection and create safe spaces for residents to explore self-care.

We will also distribute 10 seasonal Wellness Packs each year to vulnerable households at Stepney Green Court. These small but meaningful packages containing hygiene essentials, warm clothing, or toiletries will be tailored with input from IDS.

When we trialled this in Lambeth, more than 100kg of items were distributed to residents facing fuel poverty, leading to personal thank-you notes and repeat requests the following winter. These acts of support help residents feel seen and cared for, especially during more difficult times of the year.

To help residents manage their tenancies and access vital services, we will run four quarterly "ITea Party" sessions at the Stifford Centre, offering one-to-one digital support. Delivered by our trained Digital Champions, these informal drop-ins will focus on real-life tasks such as setting up Universal Credit, navigating IDS's rent portal, and spotting scams. At a recent Hackney session, a 78-year-old resident gained access to her rent account for the first time, leaving with a new sense of confidence and independence. These are the outcomes that matter quiet but powerful shifts that support long-term resilience.

Alongside this, we will run four face-to-face advice surgeries with input from local welfare advisors, budgeting coaches, and JCP officers. These sessions will offer confidential, compassionate support on rent arrears, benefit changes, and household budgeting, delivered in a way that feels empowering, not stigmatising.

On a recent Waverley scheme, we helped a single parent access a hardship grant after rent changes, enabling them to stay securely in their home. We will work closely with IDS officers to identify those who could benefit most and ensure the experience is safe, welcoming, and responsive.

In terms of employment and training, we will offer two short-term paid work placements per year for IDS residents, prioritising those who are unemployed, care-experienced, or underrepresented in construction. Roles will be matched to resident interest, from admin to resident liaison or site support.

On a Southwark scheme, we supported a young resident through a placement that led to full-time employment, thanks to mentoring and structured feedback. At Stepney Green, we aim to create similarly meaningful, supported first steps into work.

We will also recruit one local apprentice each year, with wraparound support to overcome common barriers like tool access or CSCS certification. On a Camden project, one of our apprentices, an 18-year-old woman was supported through training and PPE costs, and is now a qualified operative. We know how transformative these opportunities can be, and we'll ensure every placement is carefully supported from start to finish.

To engage young people, we'll run four school engagement sessions per year with partners like Central Foundation Girls' School and Hackney City Academy. These sessions, ranging from site visits and employability coaching to construction Q&As and safety assemblies will introduce young people (ages 14–25) to career possibilities that might otherwise feel out of reach.



In 2023, our "Women in Construction Day" helped shift perceptions and inspire students across East London to see construction as a path for them.

Twice a year, we will host Step Into Work events, open job fairs at local venues in Stepney Green and Hackney. These events will offer live vacancies, CV support, mock interviews, and practical readiness tools like help with transport or interview clothing.

On a previous event in Tower Hamlets, 17 residents secured interviews and 4 received offers within a week. By involving our local supply chain and SMEs, we ensure these opportunities go beyond our own sites and have a broader community impact.

Our suppliers are central to this approach. We will involve key partners in job fairs, taster sessions, and school visits, and encourage them to offer work placements and apprenticeships to IDS residents. Firms like Travis Perkins Bow and SIG Whitechapel have already supported similar initiatives and are well placed to add value here. We will prioritise Tower Hamlets-based SMEs and social enterprises who know the community and can offer real, long-term roles.

For example, in Hackney we partnered with a local scaffold firm to offer three work trials, two of which led to employment.

Our approach is collaborative by design. Wherever possible, IDS residents will co-host events, lead workshops, and act as peer volunteers, whether organising a lunch, supporting a digital café, or mentoring others. Kyla Fry will attend resident meetings to ensure activities evolve based on tenant feedback and ideas. We will celebrate local cultures and traditions, from Eid to Hanukkah, and ensure every activity is accessible to families, older residents and those with English as a second language.

Monitoring and accountability will be built in from the start. Using the TOMs framework, we will track job creation, school outreach, volunteer hours and other KPIs, and report quarterly to IDS. But we know reporting is about more than numbers. Each update will include case studies, resident feedback and lessons learned to provide a rich, honest picture of impact.

Where any risk to delivery arises, we will act early working with IDS to agree meaningful alternatives that maintain intended value. Our approach is structured but flexible, designed to evolve around resident experience and real-world results.

Ultimately, our goal is to deliver Social Value with residents, not just to them, and to leave behind not just outputs, but a legacy of connection, confidence, and opportunity across the Stepney Green community.

3 Programme & Resourcing 5%

Please provide details of how you will plan and programme the works to ensure the contract is delivered to specification, on time, and to budget. Provide details of day to day control of resources and subcontractors to ensure adequate continuous labour. Provide details of how the completion of sections will be managed to ensure successful completion of the works subject to Warm Homes Funding under Section 1.

Responses should be supported by providing a Gantt chart or similar style programme detailing the sequencing of works (maximum 1 page of A4 or A3), as well as a list of the suppliers and sub-contractors that will be utilised for delivery of the works (maximum 1 page of A4)

Maximum 2 pages of A4 (Excluding Gantt Programme & Supplier/Sub-contractor details)





Page Count:
2xA4

Planning & Programming the works to ensure the contract is delivered to specification, on time & to budget

The key roles and responsibilities for effective programme management for the Industrial Dwellings Society Whole Estate Improvement Works will be undertaken by the following skilled, competent and experienced SER Contractor staff. At senior management team level, Martin Haldys, Operations Director, will have overall programme management control, supported by James Lally, Senior Commercial Manager and Cris Costrachevici, Operations and Contract Manager. They will be assisted by Mariusz Rogalski, Project Manager and Andrew Dunn, Commercial Manager and key members of our Project Delivery Team as appropriate for each project. Our team has more than 20 years' knowledge and experience of programming and delivering whole house refurbishment and retrofit projects, including funded contracts similar to this project and will use this to add value at every stage of the project lifecycle.

Our proposed delivery programme for the Section 1 - Stepney Green Court project is built upon a structured, risk-conscious, and delivery-focused methodology. It balances the need for rigorous planning and proactive risk mitigation with the flexibility to accommodate statutory milestones, stakeholder requirements, and the site's logistical constraints. At its core, the programme is designed to ensure The Industrial Dwelling Society (IDS) has full visibility over progress, clarity on critical path dependencies, and the confidence that key outputs will be delivered on time and to a high standard meeting Warm Homes Funding key dates and documentation expectations. The sequencing is informed by our detailed site assessments and knowledge gained from delivering similar whole estates and estate-based schemes for Lambeth, Haringey and Camden — including the Lothian Estate, and Fitch Court. Drawing from this experience, we have created a milestone-driven programme structure that is realistic, resident-conscious, and fully aligned with the technical complexity, Retrofit Coordinator collaboration and spatial limitations of the Stepney Green Court site.

SER is in strong position to deliver this project as all elements of works can be self-delivered by large pool of 200 directly employed tradespeople. All team members hold qualifications and certificates appropriate to their trades i.e. Roofing systems or Fire Doors. We are also supported by our solely owned builder merchant Elite Building Supplies (EBS), a windows & doors manufacturing factory and the logistics and transport team – all based in Epping (less than 1 hour from Stepney Green).

Our day-to-day control of resources and subcontractors to ensure adequate continuous labour.

Through efficient programming and regular dialogue with IDS and Baily Garner (CA), we can plan for and maximise concurrent contract delivery. Through detailed resource

and project planning, we allocate our existing resources in a timely manner and have the capacity to use our existing in-house resources from other contracts, if required.

The mobilisation period typically includes joint walkarounds, the development of a project-specific risk register, and planning sessions with our supply chain to confirm material availability, lead times, and labour scheduling. We also confirm site access protocols, vehicle movements, welfare requirements, and any required permits. At this stage, our RLOs begin engagement with residents, creating profiling sheets that help tailor delivery to resident needs and ensure early access planning. All site-based staff, including subcontractors, are inducted into the project at this stage and briefed on IDS's expectations, the site's sensitivities, and the specific behavioural and safeguarding protocols in place.

Once the project is live, our staffing plan operates on a dynamic, two-week lookahead cycle. This cycle is managed collaboratively by the Site Manager, Project Manager, and Operations Manager, using input from site diaries, commercial progress, and resident engagement reports. We hold daily team briefings on site, where resource requirements for the day are reviewed, roles and responsibilities are confirmed, and any live safety or access issues are flagged and managed. Our RLOs feed into these briefings to ensure that programme planning reflects resident availability and access risks. During delivery, we use the Abilo project management platform to track progress, resourcing, and site events in real time. This allows the site and operational teams to log labour allocations, photographs of works, key milestones, and quality assurance sign-offs, daily. Abilo supports live KPI dashboards, giving IDS's representatives clear visibility into who is on site, how work is progressing, and how resource levels are tracking against the original programme.

Details of how the completion of sections will be managed to ensure successful completion subject to Warm Homes Funding under Section 1.

Programming the delivery of works

We take a collaborative, risk-based approach to programme development and management. Our team will work with the IDS Project Team as early as possible to develop programmes which are feasible and suitable and most importantly, meets IDS's needs. Key objectives are that timescales are realistic, appropriate resources allocated, and all events, risks and potential issues managed. This joint approach will enable the agreement and establishment of realistic milestones matching **Warm Homes Funding** key dates, mobilisation durations, scheduling to accommodate lead-in time and installation (as advised by our in-house procurement team) and determining the critical path. Also, the on-going management of design and Retrofit Coordinator's information by maintaining the integrity of the design, contractor's design portion and aligning procurement

lead-ins with mobilisation. Our team will conduct an initial risk mapping exercise, categorising all project risks red, amber or green based on risk severity and likelihood of occurrence. Contingencies will be built into each programme to allow for the risk of delays and to complete the work without affecting the overall project timeline. These contingencies can be shown as Terminal Float and Time Risk Allowances. All programme activities will be logically linked to develop the order and timing of the works and to determine the planned completion of Section 1 and Section 2 works including documentation and H&S Files meeting Warm Homes Funding deadlines. This is essential to ensure that the programme reacts appropriately to progress and change, and to enable critical path analysis. We will continuously monitor our progress against the programme to ensure that there is no slippage. Hold points will be highlighted by milestones against critical activity dates and the programme constantly monitored and updated to communicate relevant events.

Section 1 - Programme Methodology and Milestone Structure

The programme is divided into 2 primary phases: (1) Pre-construction (mobilisation & surveying with Contractor's Design Portion development phase), (2) Construction with the main delivery of external and internal works to the block and associated Boiler House & Laundry. Each includes built-in float to accommodate statutory approvals, access constraints, weather or supply chain risks. Key milestones include:

Milestone 1 – Appointment of Design and Retrofit Coordinator & Mobilisation Champion:

Although submission and approval of the Warm Homes Funding application fall outside SER's direct remit, this statutory gateway represents the most significant critical path dependency for the scheme. We recognise that no works can proceed without this approval and have built our programme around its expected timeline. We will work closely with the Industrial Dwelling Society's Principal Designer, Retrofit Consultant and regulatory team to ensure our mobilisation plan is aligned and adaptable. To avoid slippage post-approval, our internal team will prepare all mobilisation documentation and pre-start plans in parallel, allowing works to begin immediately upon receipt of consent.

Milestone 2 – Surveying and Contractor's Design Portion development and approval:

Specialist engagement and details surveying, including residents profiling, are the key to ensuring design proposals are fit for purpose, sufficient meeting retrofit coordinator expectations and Warm Homes Funding. Design and elevation drawings will be developed with details required for approval, so the early engagement with the suppliers and procurement can take place. Being the sole owner EBS (builders' merchants), manufacturers of our own uPVC Windows and Doors and having a

large logistics centre and storage facility in Epping, will enable us to procure at discounted rates, in bulks with a storage facility at no additional cost to IDS. We can self-deliver most of the works supported by specialist MCS subcontractors which offers scope of Value Engineering and Value for Money, ensuring all works can be planned and delivered in time and in line with the Warm Homes guidance and compliance expectations.

Milestone 3- Communication Plan Agreement, Client, Residents and local community engagement:

We have identified various local Social Value opportunities and efficiencies which can support local communities and supply chain in various way, so planning to launch the Meet the Buyer Event where all options can be explored and procurement and recruitment explored, creating opportunities and spend. Early engagement with the IDS's project team and residents is essential given the complexity of works in a densely populated, fully occupied estate. Our Resident Liaison Officers will initiate consultation during the mobilisation period. This will involve household profiling (to identify vulnerable or high-needs residents), logistics workshops with residents and caretakers, and shared planning around access, noise, storage and welfare.

Milestone 4 – Scaffold Design, Approval & Erection:

The estate presents unique logistical constraints including narrow access road, minimal material laydown areas, and shared pedestrian zones. We will use this phase to agree safe access routes, phased scaffold, and delivery sequencing with minimal disruption. The most challenging aspect of the physical delivery phase will be providing safe, practical access to the roof area within the constrained external footprint of Stepney Green Court. Following site assessments and risk analysis, our Operations Director has confirmed that a full scaffold is not practical nor proportionate for the scope of works. Instead, we propose a tower access system with a material hoist and roof-edge integrated access platform and protection system. This approach has several clear benefits over traditional scaffolding:

- Reduced disruption to surrounding properties and communal areas during erection
- Minimal ground footprint, vital given the limited estate space and red route proximity
- Faster installation and de-rig times, enabling quicker project initiation and close-down
- Lower cost and fewer dependencies compared to full scaffolding
- Full compliance with Working at Height regulations, through edge protection systems that offer safe, secure working platforms.

The system will be delivered with our access specialists and reviewed under the temporary works package. This proven, cost-effective approach has been used successfully on similar estate-wide sites, including in Lambeth.

4 Project Risks & Quality Control 5%

Provide a statement detailing what you believe to be the Project Risks and confirm how you intend to mitigate these risks. Provide details in respect of the quality control processes that will be implemented for the duration of the contract. In responding to this question, Bidders should give careful consideration towards how the delivery process will be managed to maintain high standards of workmanship and provide commentary in respect of supervision for the works, requirements for Building Control approval, snagging and handover process etc.

Maximum 2 pages of A4



SER Contractor's approach to risk management is structured, proactive, and embedded into every stage of delivery. Our risk management system aligns with CDM 2015 and will be led by our Contracts Manager - Cris Costrachevici, Compliance Officer – Tanya McArdle, and SHEQ Consultant. On projects, we recognise the importance of robust, transparent risk controls in a live environment with overlapping contractors, high public visibility, and heightened resident sensitivity.

Collaborative Risk Workshop: Led by Cris, we will facilitate an initial risk workshop with the wider project team, including the Industrial Dwellings Society (IDS) and Baily Garner – Contract Administrator (CA). At pre-construction, risks will be jointly identified and assessed using a combination of validation surveys, stakeholder consultation, and historic estate data. manage and mitigation strategies for each project risk.

Risk register updates: Each risk will be categorised, scored, and monitored using the live project risk register, which prioritises actions and assigns accountable owners. We will review risks weekly on site and monthly at the senior team level, with changes reported to the IDS via the monthly project progress report.

We manage internal risks such as workforce capacity, programme slippage, and quality defects through controlled sequencing, experienced in-house trades, and digital reporting tools like Abilo our contract management system. Subcontractor issues are addressed through fixed allocation slots, early procurement – via Elite Building Supplies (our solely owned builder's merchants), and KPI-based performance management.

Externally, we mitigate risks related to estate logistics, resident engagement, and multi-contractor overlap. Prior estate-wide experience across Camden, Lambeth and Southwark has taught us that coordination, not just communication, is critical. We will hold weekly coordination meetings with other site-based contractors, share estate logistics maps, and align our sequencing with the roofing, internal & external works, and Fire stopping and compartmentation teams to avoid disruption.

Project Risks: From reviewing the information provided at tender stage, and using experiences from delivering estate-wide works we have identified the following key project risks:

Project Risk	Mitigation Measures
Financial / budget control (incl construction inflation)	Works specified & agreed through joint surveys with IDS and Baily Garner (CA) and works agreement, including cost. Budget monitored from the start. Variation & cost increase can be mitigated early. Managed by Commercial Mgr
Programme	Risk-based programmes will be developed collaboratively to meet project objectives & deadlines, fully resourced, showing critical path, planned sequence of activities and inter-relationships of separate activities and work events. Managed through programme vs progress reviews, spot checks and regular site visits to ensure works planned are achieved
Working in Occupied Properties	Pre-condition surveys, develop an agreed Communications Plan with sufficient measures to ensure owners and tenants (lease sub-lets) are informed on works progress and access requirements. Housekeeping maintained, noise managed, residents' surgeries, newsletters and bulletins, progress meeting participation for lead tenant/leaseholder representatives. Resident Liaison Officer is a crucial role, use social media channels to support communications, access to 24/7 call centre. <i>Mark Jarvis & Michael Springer will be our dedicated Section 1 & 2 RLOs.</i>
Quality of work & contract management	We deploy an ISO 9001 QMS and Project Quality Control Plans to identify & confirm responsibilities, qualifications, inspections, commissioning, testing & handover arrangements. Site Manager oversees projects from start to completion, ensuring work is completed to quality and specification requirements. Contract Management is coordinated and managed through Abilo – our contract management system application.
Compliance with current Regulations	Mitigation built on accreditations & certifications for the relevant work; BM Trada, FENSA, NFRC, PAS2035. Allocate fully trained/qualified & competent directly employed staff. Managed by covering all statutory notices at start, managing all site visits & Building Control Inspections until final sign-off & practical completion certification is received. In-house qualified Structural Engineer (Technical Manager) reviews design works. Manages project Building Control notification and compliance.
Working at Height-scaffolding, retrofit works	Use an experienced scaffolding subcontractor with licensed own site management to undertake weekly inspections, PASMA trained staff with previous experience, notification for insurance letters, ground condition surveys to prevent damage and future claims. Prefabricated, MMC options, just-in-time deliveries to minimise disruption and excessive materials on site. PAS 2035 accredited contractor with all in-house labour (roofs, windows, EWI, insulation) stored in our Epping depot and delivered and installed to suit tenants.

Quality Control Process

The quality of workmanship will be managed continually by SER's Site Managers and Project Managers, and not solely at final inspection/handover. We operate a comprehensive ISO 9001 accredited Quality Management System (QMS), which encompasses all aspects of our service delivery to provide 'right first time' on all stage and property completions. O

Contract specific Quality Control Plans (QCP) will be implemented and monitored to coordinate all project testing, inspections, and reporting. We will use the QCP to intercede and stop unsatisfactory work and ensure the work is delivered right first time.

Once works have been completed to the Industrial Dwelling Society's (IDS) standards, they will form the 'benchmark' quality and the minimum standard to be achieved throughout the contract.

Supervision for the works: A dedicated, trained and experienced Quality Control Manager will be assigned to provide constant management and supervision, ensuring the following:

- A pilot scheme will set 'benchmark' quality standards
- Weekly Monitoring, Inspections and Quality Checks to ensure compliance and zero defects
- Daily visual inspections and works progress photos.
- Unannounced Quality Inspections performed by visiting managers and suppliers.

Cris Costrachevici - Contract and Operations Manager will set the quality standards and develop the Quality Inspection Plan with the site team ensuring the contract specification, high quality standards and IDS's expectations are achieved and maintained. We will carry out works element quality inspections and audits for all works to ensure we comply Contract Specifications. There will also be regular quality and snagging inspections by our Senior Management Team and the appointed Site Manager. These will be supported by our suppliers Technical Teams, such as BM Trada, Fensa, VEKA and kitchen suppliers.

Our Three-Stage Inspection Process: The QCP includes a three-stage inspection process and includes a plan of work prior to each phase starting or where sub-contractors change. Initial inspections, recording the findings as each phase commences. Follow-up inspections to document evidence of QCP implementation, to identify and rectify non-conformance and to identify any requirement for rectification and subsequent re-inspection.

Pre-handover Inspection: A key element of our approach is our pre-handover inspection and snagging free handover process. Our Site Managers will conduct an

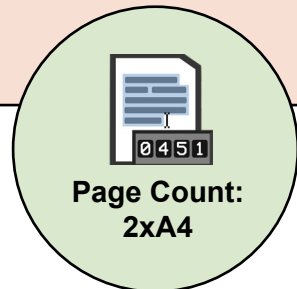
exhaustive quality inspection, assisted by the agreed Quality Benchmark Sheet, to ensure that all work has been completed to the required standard. Should any areas of work require remedial action, they will be rectified before an invitation to handover, as part of our whole snagging exercise.

In addition, because handover requirements are considered throughout the construction phase, we will engage with the appropriate Building Control Officer as early as possible following our appointment on a scheme. The appointed SER Contract Manager will be responsible for completing the initial Building Control notification form and agreeing communication protocols such as emails.

Supervisor Sign-Off Procedure - At the point of handover, our Site Manager will conduct a joint handover inspection in collaboration with the IDS and Baily Garner (Contract Administrator) to verify complete satisfaction with the quality of workmanship provided and confirm the absence of defects. To achieve practical completion our Site Manager will issue a handover pack containing all relevant certificates, warranties and user manuals 4-weeks prior to at the handover inspection. The joint handover at completion using our Joint Handover Inspection Forms will also be arranged with Building Control, SER's Contracts Manager to ensure the sign-off certificate can be issued to Building Control Officer.

In line with the **Practical Completion and Handover procedure (Section 3 – Guidance Document 3.3)** we will provide the following documentation to Baily Garner (Contract Administrator) 4 weeks ahead of practical completion:

- O&M Manual
- Building Regulations Certificate, if necessary
- Guarantee, warranty, commissioning and completion certificates for products and installed systems
- Electrical installation certificates
- Certificates/consignment notes for waste disposal
- Supply certificates and Approved Design number for any elements that comply with Secured by Design requirements (if applicable).



5

Customer Care 5%

Please provide details of your approach to customer care, including processes to be implemented for resident engagement as well as your formal complaints procedure. Please include any pro-formas that are used. Responses should consider and confirm how works will be managed in order to minimise the disruption to building users and visitors resulting from noisy works, dust and debris, access and egress from the site and operating within occupied dwellings

Maximum 2 pages of A4 (excluding any pro-formas provided)



At SER Contractor, we understand that customer care in a live environment is about more than delivering works — it's about building trust, maintaining dignity, and minimising intrusion into people's lives. Our customer care strategy for Stepney Green Court reflects our 14+ years of experience delivering complex refurbishment projects in occupied properties, and is designed to protect the wellbeing of residents, safeguard access to homes, and deliver a seamless, low-disruption experience for all building users.

We have consistently achieved over 98% resident satisfaction and zero unresolved complaints on schemes of similar complexity, including RAF Bassingbourn, Lothian Estate, and Kingswood School. Our approach to Stepney Green Court builds on this experience with a structured engagement model, robust risk controls, and an accessible, accountable complaints process.

Resident Engagement Strategy

Our Resident Liaison Officer (RLO) will lead day-to-day customer engagement, working closely with our Project Manager and Site Manager to deliver a fully coordinated resident experience. Engagement begins four weeks before mobilisation, with early communications and face-to-face profiling to establish trust and understand individual needs.

Every household will receive a Welcome Pack, tailored to the property and works planned. This includes a visual programme of works, clear explanation of the scope (e.g., roof replacements, soffit works), a site contact list, frequently asked questions, and guidance on how to report concerns or request support. We also include a copy of our complaints procedure and key safety information.

Within the first two weeks, our RLO will carry out doorstep surveys with all residents to record:

- Access preferences (e.g. AM/PM, key safe use)
- Communication methods (e.g. SMS, WhatsApp, letters)
- Vulnerabilities (e.g. age, disability, health needs)
- Noise or dust sensitivities
- Pet concerns or storage issues

This information is securely logged into our Access Tracker, a live database reviewed daily by our delivery team to plan sequencing, manage appointments, and flag any households needing additional support. Where language barriers exist, we offer translated materials and interpreter support as required.

In the third week of the pre-construction phase, we will host a drop-in event at the nearby Stifford Community Centre, a fully accessible venue located within a short

walking distance of the site. Residents will be invited to meet the team, view scaffold layouts, ask questions, and raise any personal concerns in a relaxed, informal setting. For those unable to attend, one-to-one follow-ups will be offered via home visits or phone calls.

Throughout the works, we maintain a consistent and visible presence. The RLO and Site Manager will be based on site daily, available for walk-in queries and reassurance. Updates will be posted weekly on communal noticeboards and supplemented with SMS or WhatsApp alerts where residents opt in. Residents will also be notified in advance of any major works such as scaffold erection, skip deliveries, or planned power outages.

For vulnerable residents or those with mobility or health issues, the RLO will carry out daily welfare checks, ensuring their needs are met and that access is coordinated with minimum disruption. In high-sensitivity cases, works may be re-sequenced or additional safeguarding put in place to protect resident wellbeing.

Each block will feature a branded site information board, including contact details, current programme status, and a QR code linking to our online feedback form. We will also display a "You Said, We Did" board to demonstrate how we are responding to resident feedback in real time — a proven way to build confidence and show that engagement is not only encouraged, but acted upon.

Managing Access and Minimising Disruption

Managing access effectively is critical to maintaining programme momentum and minimising frustration for residents. Our RLO oversees a live Access and Engagement Log, updated daily and used to coordinate appointments with operatives and subcontractors. The system flags key risks such as 'no-access repeat visits' or vulnerable households needing additional coordination.

We offer flexible appointment windows (AM/PM), phone call reminders the day before, and key-safe access options where approved by the resident and client. All no-access cases are escalated through a structured process involving three steps:

- RLO follow-up within 24 hours;
- Client and housing officer engagement if unresolved after two attempts;
- Personalised access plan developed in collaboration with the resident.

Disruptive works are carefully planned and communicated in advance. Noisy activities such as drilling, sawing, or scaffold erection will be restricted to core working hours (9:30am–4:30pm) to avoid early mornings, evenings, or school run times. At least 48

hours' notice is given for any high-noise works, with signage, direct communication, and text alerts used to reinforce awareness.

Internally, all affected areas will be protected using dust sheets, floor protection, and clean matting, with operatives using vacuum extraction tools and damp-down methods to control dust. We ensure that all communal areas are cleaned and returned to a safe, usable condition at the end of each shift. Where internal works span multiple days, clear signage and progress updates will be posted to keep residents informed and at ease.

We use a Just-in-Time logistics model, supported by our EBS materials hub, to reduce storage on site and minimise disruption caused by bulk deliveries. Our FORS-accredited fleet of vehicles is scheduled to avoid peak hours and bin collections, with marshalled unloading and temporary barriers used to manage safe pedestrian access.

Managing Access and Minimising Disruption

Our structured complaints process is managed by our Social Value Manager and monitored centrally via Abilo, our digital compliance platform. It operates across three clear stages:

Stage 1 – Local Resolution:

All complaints are acknowledged within 4 working hours and resolved within 24 hours by the Site Manager or RLO wherever possible. Most issues — including minor service concerns or missed appointments — are resolved on site and logged immediately.

Stage 2 – Escalation:

If a resident remains dissatisfied, the issue is escalated to the Project Manager. A formal investigation and response is issued within 5 working days. All Stage 2 complaints are reviewed during client progress meetings and remain active until resolved.

Stage 3 – Senior Management Review:

Unresolved complaints are referred to our Operations Director, who liaises with the client and resident to reach a final outcome. A written resolution summary is provided and logged on Abilo for full traceability.

All complaint trends are reviewed monthly and shared internally via toolbox talks and team briefings. Where systemic issues are identified, we adapt our procedures to prevent reoccurrence and strengthen team performance.

Close-Out and Follow-Up

At practical completion, our Site Manager and RLO will carry out a final walkthrough with each household to confirm satisfaction, log any snags, and issue a Home User Guide detailing completed works, aftercare instructions, and contact details for follow-on support. Four weeks after completion, we follow up with each household to issue a short satisfaction survey and close out any residual concerns or minor defects.

KPIs we aim to achieve on this project include:

- 95% initial response to complaints within 4 hours
- 90% Stage 1 resolutions within 24 hours
- Fewer than 2% of complaints escalating beyond Stage 2
- 90%+ resident satisfaction via fortnightly survey
- Zero repeat complaints on the same issue

Our approach to customer care is designed to protect resident wellbeing, maintain clear communication, and uphold IDS's reputation for quality housing services — while supporting programme efficiency, data traceability, and high standards across every home.



6

Health and Safety 5%

Provide a summary of your company’s approach to the management of Health and Safety giving a clear demonstration how policies and procedures will be implemented in relation to this specific project at all levels. Within your response, provide details on any relevant accreditations, details of relevant training for staff, site induction and incident/accident procedures etc.

Maximum 2 pages of A4



Our approach to health and safety management

SER Contractor is a fully accredited ISO 45001 company and meets all the requirements of HSG 65. We operate a Health and Safety Management System and comply with all primary legislation, the Health and Safety at Work Act 1974 and all other relevant legislation and guidance.

We have a proactive behavioural health and safety culture whereby safety is fully considered at all stages of the project lifecycle, from pre-tender to handover. We have developed our own set of policies and procedures focused on works in occupied properties and on constrained sites. To ensure that health and safety remains a number one priority our Managing Director, Costin Serban, leads our health and safety approach from the top, driving an embedded safety culture that combines a top-down and bottom-up approach. Costin is determined to maintain our exemplary health and safety record and continue to provide safe sites for all. Our Executive Team specifically engaged with our dedicated SHEQ Manager, Kieron Dunlea, an industry-qualified professional motivated to support this ambition.

We will also be supported on the Whole Estate Improvement Works by Peardon Safety, our external SHEQ consultants, who have been working with us since 2017. Peardon Safety has 20 years’ experience of providing construction health and safety, CDM and other professional services including bespoke Construction Phase Plans and Quality Plans and Design Risk Assessments. Their consultants are Cert IOSH, CMaPS members and hold NEBOSH Diplomas.

How our Policy & Procedures will be implemented in relation to this project

Our management and site teams possess the qualifications and experience relevant to each specific project. They will bring expertise in identifying, eliminating, and mitigating risks during the design and construction phases.

During the mobilisation and pre-planning stage, we will take Pre-Construction Information and develop and implement Construction Phase Plans (CPP) for specific work packages / types of work. For example, Roofing, windows & doors or Fire Safety works.

Plans will include risk assessments, method statements, and mitigation plans - detailing how H&S issues are managed on-site.

- Risks are incorporated into a risk register.
- Our Contracts Manager will be responsible for ensuring the contents of the bespoke risk assessments, and method statements are communicated to the people responsible for carrying out the work.
- All operatives are issued a copy of the RAMS at Induction. We will work closely with residents and the Industrial Dwellings Society (IDS) to understand

individual circumstances and needs to ensure their H&S is protected.

- Plan H&S and address the risks associated of working in occupied properties, with vulnerable residents, including elderly and disabled residents.

We will implement the following on-site operational H&S systems and processes to maintain H&S across the three IDS estates:

- Dedicated CITB trained Site Managers & Supervisors assigned to contracts.
- Supervisors monitoring operatives through continuous informal observation and a formal daily site inspection process.
- Safe Working Procedures Inspections - Observations of work areas, equipment, work behaviour and procedures - such as using a permit-to-work system.
- Site Inspection Reports – Focusing on implementing risk controls. Our reports benchmark the safety practices observed on site against the criteria in our safety checklists.
- Our operatives will refer to a property asbestos survey. . No work will begin until the Asbestos risk has been identified and managed.

Relevant Accreditations

Our safety accreditations, including ISO 45001, CHAS, and Constructionline Gold and Achilles Health and Safety, underpin our behavioural safety culture. We are also PAS 2030/2035, FENSA, BMI Redland and Bauder approved meeting all H&S requirements for retrofit works required and Warm Homes Funding projects.

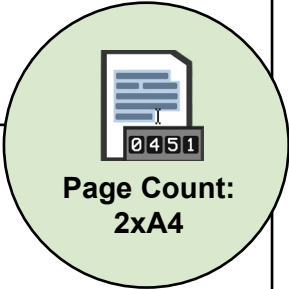
Relevant H&S Training for all staff levels

We place the highest priority on the competence and qualifications of every member of staff. All new staff members receive a comprehensive induction, during which they present their qualifications, and an assessment is made of their capabilities, skills and safety related achievements, resulting in a Personal Training Plan (PTP). The PTP forms part of an individual’s annual appraisal and links into our skills matrix and comprehensive training database. Together these ensure that our staff receive the appropriate safety training for their role and that refresher courses are provided so their technical knowledge remains current, competencies remain high, and qualifications do not lapse.

Our Training Programme initiative is overseen by our Training Partner CDC Group, who work with CITB and NVQ-accredited training providers to tailor programmes which meet client and individual trainee requirements. CDC Training coordinates and delivers the specific safety training required for our staff to undertake their assigned trade.

H&S Qualifications held by our workforce

Level	H&S qualifications held
Senior Management	• CSCS Management • CSCS Black - Construction Manager • Site Manager Safety Training Scheme (SMSTS) • Duty to Manage Asbestos
SHEQ Manager	• NEBOSH National General Certificate in Occupational Health & Safety • NEBOSH Construction Certificate • NEBOSH National Diploma in Occupational Health & Safety • CSCS Academically Qualified Temporary Works Co-ordinator (CITB Site Safety Plus) • NEBSOH IIRSM Certificate in Managing Risk - 2022
Project Management	• CITB Site Management Safety Training Scheme (SMSTS) • CITB Site Supervision Safety Training Scheme (SSSTS) • Certificate for Asbestos Awareness • Scaffolding Inspection Certificate • CSCS – Management Level 4
Site Management (Managers & Supervisors)	• NEBOSH • NVQ Level 7 Senior Site Management • CITB Site Management Safety Training Scheme (SMSTS) • CITB Site Supervision Safety Training Scheme (SSSTS) • UKATA Asbestos Awareness • CDM Regulations 2015 trained • First Aid at Work • Mental Health
Operatives	• NVQ Level 2 or equivalent • Working at Heights • Manual Handling • First Aid at Work • Fire Marshall • Mental Health First Aiders
RLOs	• NVQ Level 6 H&S • Safeguarding



Site Induction process

Project-specific inductions - All site staff will receive a project-specific induction before they are allowed to start work on-site, at which they will sign the safe systems of work relevant to their role or trade. Cris Costrachevici, our Operations Manager, will be responsible for ensuring the contents of bespoke risk assessments and method statements are communicated to site operatives and other personnel responsible for carrying out the work. All operatives working in IDS estate-wide properties will be issued a copy of the RAMS relating to their role at their induction.

Incident / Accident Procedures

Cris will be the initial point of contact for all communications relating to incidents and accidents. He will promptly report accidents and incidents to IDS and Baily Garner in the agreed format and keep you informed until the incident/ accident has been investigated and resolved. IDS and Baily Garner will be given access to our Abilo App (Contract Management System) and WhatsApp groups to enable real time monitoring and progress on incidents/ accidents. In the event of the emergency services

needing to be contacted, either the Site Manager, or an Administrator from Head Office will promptly use the emergency number to report the accident and provide details (as per our Health and Safety Plan).

All site teams will be instructed to stop work. The area will be made safe ensuring no access by our employees, site visitors, residents and the public. Works will not recommence until the affected area is safe to do so by a qualified H&S qualified professional.

The incident will be investigated, and reports prepared by our Keiron Dunlea (SHEQ Manager) and shared via email and in our H&S progress/update meetings to demonstrate improvements to IDS. Steps will be taken to avoid a re-occurrence of the incident and if necessary, a report made to the HSE. The event will also be reviewed by our independent safety advisors who will submit a report to site and to our Senior Management team. Our processes and procedures will be reviewed with the Managing Director for any necessary improvement or change in working methods.

7

Construction Inflation 5%

As this project is likely to be delivered across three financial years, provide a summary of your company's approach to managing construction inflation and what you would implement in order to mitigate the risk of inflationary costs being passed on to the Employer.

Maximum 1 page of A4



SER’s Construction Inflation Management Approach

Overall cost management, and specifically construction inflation management is provided by SER’s experienced commercial team led by James Lally (Senior Commercial Manager). He is supported SER’s Central Procurement Team, and Andrew Dunn (Contract Account Manager/ Commercial Manager). Our strategy blends early engagement, strategic procurement, contractual risk-sharing, and clear communication. By integrating these strategies, we aim to support and protect our clients from market volatility and ensure both project viability and predictable delivery. We will engage early and collaborate with the Industrial Dwellings Society and your Contract Administrator Baily Garner to understand project goals, budget limits, and programme priorities. This dialogue will enable us to clarify potential inflation risks and set realistic expectations about cost and scheduling. Our approach for the three financial years Whole Estate Improvement Works contract, includes the following controls and measures:

Prime Cost Sums: Mitigating the risk of material increases, by utilising Prime Cost Sums. The Whole Estate Improvement Works, over three financial years, will be setup to enable fixed costs for some costs (for example: labour, plant, and OHP) whilst allowing the material costs to be adjusted at the time of purchase.

Contract Agreements between SER Contractor and the Industrial Dwellings Society: Clearly define the terms and conditions related to price escalation. Include clauses for adjustments based on material and labour cost fluctuations.

Cost Estimates to account for potential price escalations. Analysing historic and projected inflation trends will enable us to deliver the most accurate estimates and reduce the risk of unexpected costs later in the project lifecycle.

Change Orders: We will document and notify you of any changes in the project scope, materials, or labour that may impact costs. Change orders will be agreed between SER and the Industrial Dwellings Society.
Progress Reports: Regularly update progress reports to track costs and identify any deviations from the budget. The progress reports will be used to make informed decisions and take corrective actions.

Inflation Adjustment Clauses: We propose to include inflation adjustment clauses in the contract to account for any future changes in economic conditions. The clauses will allow for price adjustments based on predefined indices, such as the Consumer Price Index (CPI).

Cost Forecasting: James will conduct thorough cost forecasting, drawing on up-to-date market intelligence from our supply chain and reputable sources such as the Office for National Statistics (ONS), and leading industry analysts. Forecasts will be regularly conducted to reflect current market conditions. We use Vena Solutions and Spreadym financial planning and analysis (FP&A) software and review market intelligence to stay informed about price trends and adjust budgets accordingly.

Measures SER Contractor could implement to mitigate the risk of inflationary costs being passed on to the Industrial Dwellings Society.

Advance Payments to reduce the impact of cost inflation is to purchase and store materials earlier. An agreement between Industrial Dwellings Society and SER to pay for materials in advance, would allow our Central Procurement team to secure material at current prices, reduce the risks of future price increases. This is dependent on SER’s ability to agree prices in advance with our supply chain. For example, timber windows and doors could be pre-purchased based on the initial designs, with an off-site payment and vesting process put in place to protect your interests. For example - advanced payment bond and vesting certificates.

As the sole owners of Elite Building Supplies (EBS) (builders’ merchant) we have a secure storage facility and logistics centre based in Epping, Essex – less than 1 hour from the estates. For the duration of the contract, a dedicated ‘Industrial Dwellings Society’ materials storage area will be set-up. With a central procurement team, we are not limited to a restricted list of suppliers, as is often the case with other main contractors. With two procurement route options through EBS and our strong relationships with suppliers, we will have reliable access to all the materials and products that align your requirements.

Bulk Purchasing of critical materials to secure prices and avoid future price increases: SER’s Central Procurement Team can negotiate favourable terms with suppliers for bulk orders. By identifying ‘high-volume of usage’ materials and bulk buying through EBS, we can provide a storage facility for ‘Just-in-Time’ deliveries at a favourable cost.

Alternative Materials – Our procurement team can explore the use of alternative materials, that offer similar performance but are less susceptible to price fluctuations. In addition to EBS, we maintain strong partnerships with trusted national suppliers, enabling us to source alternative materials and products.



Page Count:
1xA4

8 Environmental Issues 5%

The Supplier will be expected to deliver this Contract in as environmentally friendly manner as possible and to work with Industrial Dwellings Society to improve sustainability through the life of this Contract, on issues such as packaging, miles travelled, use of raw materials and recycling of waste materials. Provide a summary of your company’s approach to sustainability and specifically what targets you would set for the delivery of this contract.

Maximum 2 pages of A4



At SER, sustainability is championed by our Managing Director Costin Serban and is embedded across all operations. Our Environmental Management System (EMS), accredited to ISO 14001, underpins this commitment by providing robust processes, tools, and procedures to monitor, manage, and continuously improve our environmental performance. We have held Planet Mark Business Certification for the past three years, reflecting our implementation of a cross-site strategy to cut absolute carbon emissions through energy, water, waste, travel and procurement.

Our SBTi-aligned Net-Zero Roadmap aligns with the national net-zero ambition and the objectives of the Warm Homes: Social Housing Fund, verified through an independently audited carbon dashboard. We are also on track to achieve our zero-waste target - 100 percent diversion from landfill by 2025 - already at 97 percent - so this contract will deliver measurable carbon and resource savings from day one.

In this project, transport is the largest direct emission source and key contributor to local air quality, so every journey will follow a Low-Carbon Logistics Plan. Our logistics partners use GPS tracking and route optimisation software to streamline journeys from our East London supplier network to Stepney Green Court, helping to minimise dead mileage and emissions along this densely trafficked route. For Stepney Green Court, we are targeting a 15% reduction in site-related delivery mileage compared to standard models, by sourcing materials from suppliers within a 10-mile radius, sequencing deliveries to avoid double handling, and coordinating just-in-time logistics via GPS and telematics tracking.

All vans will meet Euro 6 or ULEV standards, with hybrid and electric models phased in as part of our commitment to clean transport. Crew-cab vehicles move operatives, tools and materials in one trip, while staff will be encouraged to use public transport. Fleet telematics monitor fuel, idling and tyre pressure in real time, with performance reviewed every week, and emissions reported monthly to the Industrial Dwellings Society (IDS) via our carbon dashboard.

The same controls have previously cut fuel use by 4% and extended tyre life by 20% on similar projects. For this programme, they place us on track to reduce transport-related CO2e by 25% (25 tonnes) by 2027 and improve local air quality, bringing quieter roads and cleaner air to residents.

We recognise that a large share of this contract's environmental impact sits within our supply chain - particularly in the manufacture and transport of

materials. That's why supply chain decarbonisation is central to our approach at Stepney Green Court. All suppliers are pre-qualified using an environmental scorecard that considers ISO 14001 certification, published carbon data, and climate targets. Wherever feasible, we will source from UK-based manufacturers and use local branches (such as Travis Perkins Bow and SIG Whitechapel) where available to limit transport emissions. During material selection, our site team will assess products against the BRE Green Guide and known lifecycle carbon values to support low-impact specification. Where a lower-carbon alternative exists with no compromise to performance or durability, we will propose it to IDS for approval before procurement. We are targeting ≥25% recycled content in key materials such as insulation, plasterboard, and aggregates, and will prioritise BRE Green Guide A- or B-rated products where specification allows.

We require all supply chain partners to complete a contract-specific environmental questionnaire to identify opportunities for reducing impact, whether by using recycled-content materials, eliminating plastic packaging, or joining manufacturer takeback schemes. We will prioritise materials with ≥25% recycled content where specification permits, and aim for ≥90% of materials to meet BRE Green Guide A or B ratings. Longstanding partners such as British Gypsum and Kingspan offer thousands of eco-alternatives, which we regularly trial and review before wider adoption. These partnerships allow us to embed sustainable choices into delivery without delay or disruption, while also supporting the local green economy through responsible SMEs. All procurement activity is recorded via our carbon dashboard and reviewed monthly, giving IDS clear evidence of tangible progress on embodied carbon.

We will manage environmental risk through a live Aspects & Impacts Register, supported by lifecycle assessments for all materials and key activities. Each task is assessed for its environmental impact at every stage from acquisition and transport through to use and disposal and scored by likelihood and severity under both routine and emergency conditions. High-impact areas, prioritised by client and regulatory risk, shape our site-specific sustainability objectives and help us focus resources where they deliver the most value.

We also go beyond statutory requirements by voluntarily following the principles of the 2008 SWMP Regulations, reflecting our commitment to best practice in waste management. A live Site Waste Management Plan (SWMP) will be established at mobilisation and maintained throughout the programme in line with WRAP guidance. Waste reduction starts early, with

lean design and accurate material selection to minimise over-ordering and offcuts. As an upper-tier registered waste carrier (CBDU227220), we prioritise recovery over disposal ensuring that all waste is reused or recycled wherever possible.

On a comparable roofing scheme at Lothian Estate, Lambeth, we achieved 98% landfill diversion, and we remain on track to meet our zero-waste-to-landfill target by 2025. For this contract, we are targeting ≥98% diversion from landfill and recycling or reuse of all non-hazardous waste through certified transfer stations.

All skips will be collected by certified carriers and taken to authorised facilities for proper segregation and recycling. Where site layout allows, waste will be separated at source to improve traceability and reduce contamination. We will also work closely with suppliers to reduce packaging waste and operate established takeback schemes with British Gypsum, Kingspan, and Jablite. Toolbox Talks will be used at induction and key project stages to reinforce site-wide compliance with recycling and segregation protocols, ensuring standards are embedded on the ground. All waste will be processed through certified transfer stations to ensure full auditability and environmental assurance.

To demonstrate long-term sustainability, we will complete post-works EPC surveys for all 29 homes following works. This will provide IDS with verified data on energy performance and carbon improvements, support residents in lowering fuel bills, and enable tailored advice where needed to address fuel poverty. All environmental performance data will be compiled into a close-out sustainability report, shared with IDS to support transparent benchmarking and inform future retrofit programmes across its estate.

Stepney Green Court Sustainability Targets

Area	Target
Transport Mileage	≥15% reduction in delivery mileage
Carbon Emissions	25 tonnes CO ₂ e saved via clean logistics
Raw Materials	≥25% recycled content; ≥90% BRE A/B-rated products
Packaging	100% elimination of single-use plastic where feasible
Waste Diversion	≥98% landfill diversion; all non-hazardous waste reused or recycled
Reporting	Monthly carbon dashboard updates; EPCs and close-out report to IDS

98% waste diversion achieved on similar schemes

17,500+ trees planted since 2022 at Hunters Hall Farm

8.3% annual emissions reduction (Planet Mark)



Cherry Tree Planting at HQ





Page Count: 2x A4

Why SER?

Open-Minded



We are open-minded and flexible in our approach, using the latest innovation and technology for best outcomes

Net-Zero



Working towards a healthier planet that benefits everyone

Safety



The safety of our workforce, clients, and the public is our top priority

Community



Supporting the communities we work in is paramount to building good relationships

Excellence



We pride ourselves on delivering an excellent customer-focused service that is tailored to each individual client

Respect



Everyone deserves respect, from clients to customers to our own employees – equality and diversity and inclusion is paramount

INDUSTRIAL DWELLINGS SOCIETY

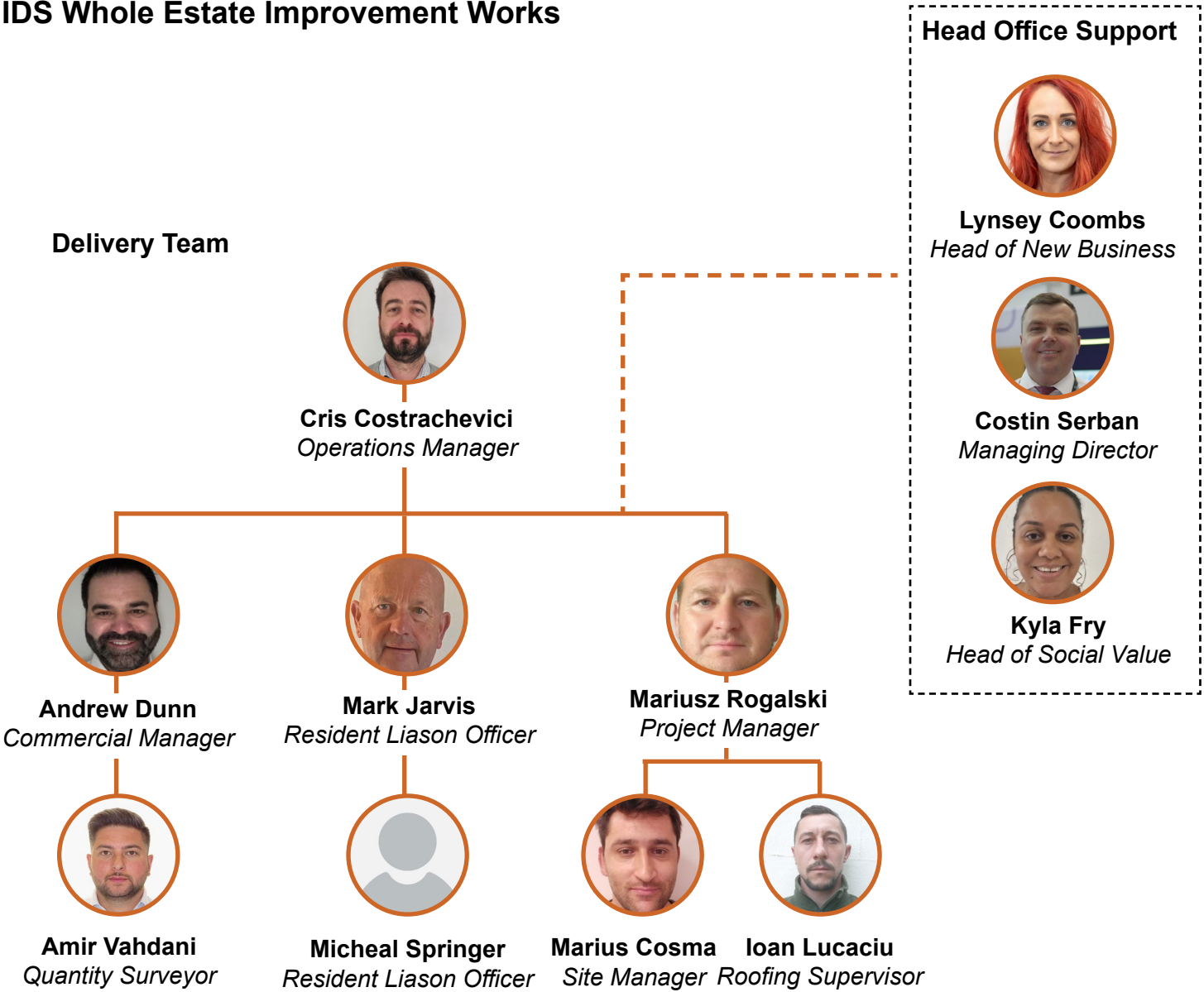
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SERCONTRACTOR
BUILT ON SATISFACTION

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Organogram
IDS Whole Estate Improvement Works





Kyla Fry

Head of Social Value

Kyla is a recognised expert in social value design and delivery, with over 10 years' experience in the social housing sector. At SER, she leads the strategic development and implementation of ethical, community-focused initiatives from bid through to project completion. She has worked closely with councils, local schools, and community groups to ensure employment, skills, and inclusion outcomes are meaningful and measurable. Kyla leads social value delivery, supported by SER's apprentice team, RLOs, and local partners.

QUALIFICATIONS

- BSc – Community Development and Public Services
- Chartered Institute of Housing – Certified Resident Liaison Officer
- NVQ Level 3 – Site Management
- First Aid & Mental Health First Aid
- Fire Marshall | Safeguarding | Asbestos Awareness
- Corporate Social Responsibility (CSR) Accreditation

10+ Years of Industry Experience

PROJECT RESPONSIBILITIES

- Development of tailored Social Value Plans for each project
- Partnership building with schools, colleges, charities, and employment agencies
- Coordination of apprenticeships, training placements, and career talks
- Monitoring and reporting on Social Value KPIs
- Equality, Diversity, and Inclusion strategy implementation
- Oversight of SER's RLO team and high-level complaint handling
- Community events and volunteering initiatives (e.g. estate clean-ups, donation drives)
- Attendance at resident meetings and client engagement forums

RELEVANT PROJECT EXPERIENCE

Lambeth Contracts (Central Hill, Fitch Court, Crewdson Road)

Kyla has delivered a wide range of social value initiatives across Lambeth, including:

- Supporting local apprenticeships through Lambeth College
- Delivering career talks and mentoring at local secondary schools
- Partnering with estate community groups to deliver targeted outreach events
- Working with Lambeth's EDI team to promote inclusive employment routes

LFB Norbury – Windows, Doors & Cladding Renewal

Led the Social Value Plan for this occupied fire station site, creating sector-focused engagement activities and championing inclusive recruitment. Coordinated client workshops and feedback reporting.

Camden, Haringey, Southern Housing, and MOD Frameworks

Across multiple SER projects, Kyla has consistently delivered client-aligned outcomes, including job creation, curriculum enrichment, community volunteering, and support for priority residents.



Lynsey Coombs

Head of New Business

Lynsey is a senior leader with over 15 years of experience across business development, framework partnerships, and public sector housing. As Head of New Business at SER, she ensures clear and consistent communication with clients, helping maintain strong working relationships throughout contract delivery. Lynsey provides strategic oversight and liaison support, giving Lambeth a dedicated point of contact beyond operational teams. Her role is particularly valuable in supporting communications, managing feedback, and ensuring continuous alignment with the Council's objectives and expectations.

QUALIFICATIONS & EDUCATION

- BSc (Hons) Criminology & Criminal Justice Studies with Sociology – University of Plymouth
- A-Levels and 10 GCSEs (A–C) – Freman College
- Internal CPD across communications, CRM, data management, and policy alignment

PROJECT RESPONSIBILITIES

- Framework and client relationship management
- Strategic business development and communication alignment
- Oversight of client feedback, satisfaction, and engagement
- Monitoring client objectives and aligning operational outputs
- Attending key meetings to represent SER at a senior level
- Supporting social value planning and community initiatives
- Helping resolve strategic or contractual issues promptly and constructively

15+ Years of Industry Experience

RELEVANT EXPERIENCE

SER Contractor Ltd – Head of New Business

- Represents SER on all major bids and strategic client discussions
- Provides executive support on live contracts, ensuring continuous improvement
- Supports social value strategy and stakeholder engagement plans
- Coordinates across departments to align delivery with client priorities

Fusion21 – Head of Membership / Member Relationship Manager

- Led strategic engagement with public sector clients using national frameworks
- Oversaw CRM implementation, member growth and supplier improvement
- Supported procurement alignment, framework tender appraisals, and events

CWG Group / Breyer Group – Head of New Business

- Built strong relationships across housing associations and local authorities
- Delivered growth and visibility within key target sectors
- Supported pipeline development and social housing partnership management



SERCONTRACTOR
SERVICES & CONTRACTORS



Marius Cosma

SITE MANAGER

Marius brings over 20 years of experience in the construction industry and joined SER Contractor in 2013. He initially started as the working foreman overseeing domestic refurbishment projects, progressing his career into Site Supervisor role and since 2020 to Site Manager managing direct labour and specialist subcontractors across all aspects of external refurbishment works with focus on roofing, waterproofing, fabric repairs, masonry, cladding and external wall insulation, painting and landscaping.

QUALIFICATIONS

- DBS checked
- SMSTS
- NVQ Level 6- Construction Management in progress
- NVQ Level 3 in insulation and building treatments, room in roof, insulating frames
- NVQ Level 2- Cavity Wall Insulation, Cold Roofing
- Asbestos Awareness
- Fire Marshall
- Traffic Marshall
- Banksman
- First Aid & Mental Health Champion
- PASMA certified
- Proteus Waterproofing certified
- Repair Care certified
- Manual Handling- in progress

RESPONSIBILITIES

- Manage the day-to-day operation of a refurbishment projects covering London and have overall responsibility for surveying & mobilisation phase as well as tenant and client satisfaction and involvement.
- Control all elements of the site and contract, including budgeting, cost control and client liaison.
- Manage an office team and a directly employed operational team
- Solid working knowledge and experience within supervision and management of various size projects & site management of all phases of building work.
- Skilled at co-ordination of multiple gangs and subcontractor management within all trades.
- Identification of problems & issues with prompt resolution & efficiency measures
- Managing direct labour operatives and specialist teams
- Responsible for implementing company procedures, site rules, H&S compliance and reporting on procedures
- Consulting with the Senior Management for evaluating and managing all contractual risk, whilst working with to maximise commercial returns
- Overseeing the construction team(s) within your control to ensure that they function efficiently and correctly.



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Click to view Mariusz's LinkedIn



Mariusz Rogalski

SITE MANAGER

Mariusz brings over 25 years of experience in the construction industry and joined SER Contractor in 2021. As Senior Site Manager, he demonstrates strong leadership and expertise across multiple projects. Since joining, Mariusz has taken on key site management roles, overseeing both internal and external works for various clients and managing multiple contracts.

He applies strong project management skills, ensuring efficient project execution and addressing any issues that arise during the contract lifecycle. Mariusz currently manages refurbishment projects, ensuring high-quality standards and client satisfaction throughout the delivery of each initiative.

QUALIFICATIONS

- BSc (Hons) Construction Management
- CSCS Management
- SMSTS
- Duty to Manage Asbestos
- BM Trada Accredited – Fire risk surveyor
- Green Doctor Energy Awareness (City and Guild)

RESPONSIBILITIES

- Mobilisation Champion – ensuring the contract starts smoothly and efficiently
- Ensuring that our direct labour operatives' team are fully resourced
- Line management of the direct labour workforce, including sub-contractors
- Developing and monitoring of works programmes within agreed timescales and to client's requirements and specification
- Coordination of the entire site team across the projects
- Work alongside operation manager to ensure that projects are running smoothly and to target.
- Ensuring all works are carried out in line with project plans and maintaining high quality and customer satisfaction level

CLIENTS...

Haringey
LONDON

Lambeth

LHC



Amir Vahdini

Quantity Surveyor

Amir is a commercially astute Quantity Surveyor with over 15 years' experience delivering cost management across refurbishment, roofing, and energy efficiency schemes. He has worked on complex estate renewal programmes, including large-scale internal/external refurbishments and EWI schemes such as Brize Norton. At SER, Amir supports cost tracking, payment applications, subcontractor management, and ensures accurate financial reporting. His calm, detail-focused approach strengthens the commercial team on high-value public sector contracts.

QUALIFICATIONS & EDUCATION

- Certificate of Higher Education – Construction Studies
- BTEC National Diploma in Construction

ADDITIONAL TRAINING & CERTIFICATIONS

- Social Enterprise Leader (Wates Programme)
- Internal CPD: Excel, Time Management, Effective Communication
- First Aid (through previous employer schemes)

PROJECT RESPONSIBILITIES

- Budget forecasting, CVRs, and cost tracking
- Subcontractor procurement and commercial management
- Application for payment preparation
- Variation assessment and valuation
- Client reporting and stakeholder liaison
- Cashflow forecasts and risk monitoring
- Final account preparation support
- Familiar with JCT and D&B contracts

15+ Years of Industry Experience

RELEVANT PROJECT EXPERIENCE

Brize Norton – £2.6M Refurbishment (Chas Berger Ltd)

Roofing and EWI across 88 homes

Amir managed valuations, procurement, subcontract payments and cost reporting, ensuring financial transparency throughout. His experience with energy upgrades and roofing systems directly supports the scope at Holland Rise.

Cudworth Estate – £4.8M Full Refurbishment

Internal and external upgrades in occupied blocks

Oversaw all commercial aspects from cost planning to final account. Maintained client communication, controlled spend, and ensured contractor payments were tracked against progress.

Lisgar Terrace Community Centre – £450K Refurbishment

Delivered valuations and stakeholder reporting on this sensitive community scheme. Supported programme-based reporting and resolution of commercial queries.



Andrew Dunn

Commercial Manager

Andrew brings over 18 years' experience as a Quantity Surveyor and Commercial Manager across major public sector contracts, including regeneration schemes for Lambeth, Hammersmith & Fulham, and Peabody. Since joining SER, he has overseen commercial delivery on complex estate projects across London, ensuring accurate valuations, rigorous cost control, and value engineering. For Holland Rise, Andrew will lead financial reporting, support payment applications, and ensure best value delivery throughout the programme.

QUALIFICATIONS

- HNC – Construction
- Contract Training – NEC3, TPC, JCT, C
- First Aid at Work
- Fire Marshall

PROJECT RESPONSIBILITIES

- Contractual and commercial oversight of capital works
- Budget management and cost reporting
- Managing subcontractor accounts and valuations
- Value engineering and financial forecasting
- Application for payment preparation and submission
- Client liaison and reporting on commercial performance
- Final account preparation and closeout
- Familiarity with JCT, TPC, NEC3, and C contracts

RELEVANT PROJECT EXPERIENCE

Lambeth Estate Regeneration Schemes

Multiple projects across occupied estates

Andrew has played a key role in managing commercial delivery for Lambeth, ensuring budgets remain on target, subcontractor accounts are monitored closely, and value-for-money is consistently demonstrated.

Peabody Estate Regeneration – £46M

Large-scale partnering scheme with Connaught

Delivered commercial leadership across one of Peabody's largest estate projects. Responsibilities included managing valuations, preparing cost plans, and ensuring contract compliance under partnering frameworks.

Homes for Islington / Metropolitan Housing Trust / Thurrock Council

Andrew supported diverse estate and housing investment schemes, managing financial processes from early feasibility through to final account stage.



Cris Costrachevici

Operations & Contract Manager

Cris brings over 20 years' construction experience and has been instrumental in delivering high-profile capital works for Lambeth Council since 2016. As Operations & Contract Manager at SER, he provides strategic oversight, ensures contract compliance, manages high-level risk, and leads KPI performance. His hands-on experience in coordinating complex internal and external refurbishments—including sheltered housing and estate-wide modernisations—makes him uniquely positioned to support the delivery of the Holland Rise roofing project in a high-rise, occupied setting.

QUALIFICATIONS

- SMSTS – Site Management Safety Training Scheme
- NVQ Level 6 – Construction Site Management
- IOSH – Managing Safely
- AloR – Associate Member, Institute of Roofing
- Helifix Certified Surveyor
- Q-Mark BM TRADA Fire Stopping Installer (Level 2)

PROJECT RESPONSIBILITIES

- Contract oversight and delivery strategy for major planned works
- Resource planning and mobilisation across multiple boroughs
- Programme performance, issue escalation and resolution
- Design coordination and compliance (including CDM, fire safety)
- KPI tracking and continuous improvement
- Stakeholder and client engagement (incl. Lambeth Council)
- Support and mentoring of delivery teams

20+ Years of Industry Experience

RELEVANT PROJECT EXPERIENCE

Fitch Court Sheltered Accommodation, Lambeth

£1M OT-compliant bathrooms, kitchens, plumbing, and rewiring | April–Sept 2024

Cris led contract delivery for this sensitive project in a live, sheltered setting. He oversaw daily coordination between SER operatives and Lambeth's OT team, ensuring all works enhanced accessibility with minimal disruption. He managed compliance, supported the site team, and maintained programme performance to enable timely handover.

Lambeth Council – Central Hill Estate

£3M kitchen/bathroom replacements, asbestos removal, M&E upgrades | April 2022 – March 2023

Responsible for managing site operations, including complex asbestos removal and challenging M&E design changes. Cris ensured seamless coordination between SER's internal and specialist subcontractors to meet quality and delivery targets.

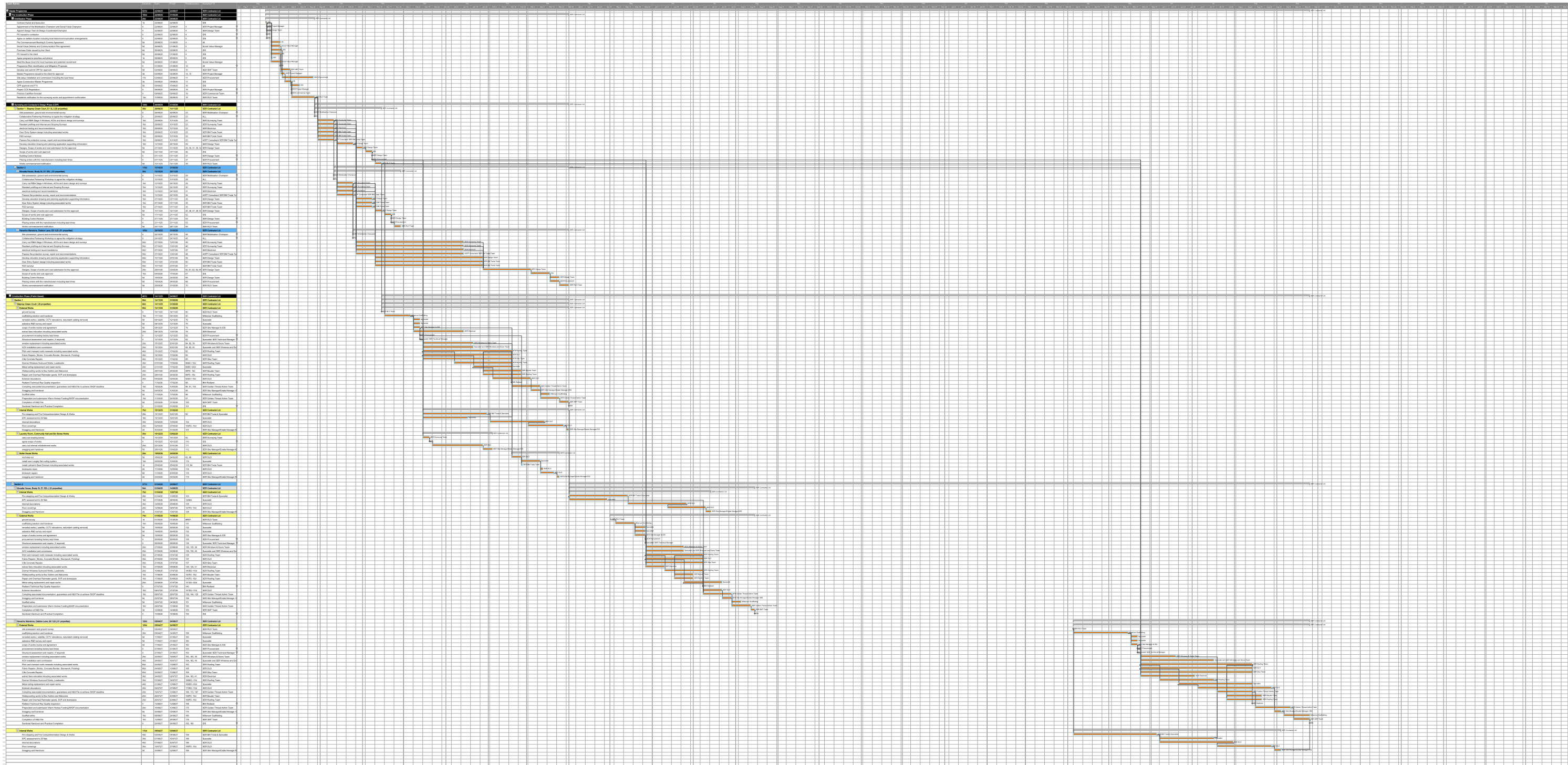
Street Properties Refurbishment, Lambeth

Occupied home modernisation across scattered properties

Cris supported delivery teams across Lambeth's scattered street properties, ensuring consistent quality, stakeholder management, and cost-efficiency. He helped refine access procedures and reduce disruption through early engagement and clear planning.

Whole Estate Improvement Works Programme

Major Works Programme for The Industrial Dwellings Society



Proposed List of Subcontractors

We propose the following subcontractors for the successful delivery of this project:

- **Solar Energy Services Ltd**

1 Chestnut Close Midhurst West Sussex GU29 9TT

- **Gasco Services Ltd**

15 Long Mead Lane, Newhall, United Kingdom, CM17 9UL

- **Millennium Scaffolding**

6A Lower Park Road, Belvedere DA17 6EE

Resident Experience Journey Map

28 Day Letter



- Shows start date on property
- Gives date of RLO visit for induction
- Shows RLO/Site Management contact details
- Arranges date for design survey

14 Day Visit by RLO



- Full induction
- Explain processes and procedures
- Health and Safety Induction
- Resident Handbook – standard or bespoke as per client requirements
- Show photographs of work in progress
- Assessment of Special Needs – health problems, pets etc
- Photographic dilapidation survey
- Confirmation of start date

7 Day Letter



- Confirms start date
- Reiterates Contact Numbers

24 Hour Visit by RLO



- 1 day before works commence
- Last minute queries/concerns addressed
- Ensure resident is prepared – assist with moving possessions

During Works



- Daily contact with the residents (phone/email/visit)
- Provision of respite where required
- Out of Hours emergency service
- Out of Hours resident surgeries

Aftercare

- Handover Pack
- Resident Satisfaction Survey
- Courtesy visits 28 days after works completed
- 24 hour dedicated customer service



After Care and Defects Management Team

In partnership with The Industrial Dwellings Society

Out of Hours

Telephone: 020 7840 0585

Email: defects@sercontractor.co.uk

Resident Liaison Officer

Mark Jarvis

Telephone: 077 4126 1262

Email: yoana.georgieva@sercontractor.co.uk

Operations Manager

Cris Costrachevici

Telephone: 079 5085 7450

Email: cris.costrachevici@sercontractor.co.uk

Emergency

Telephone: 077 7064 6084

Telephone: 078 7295 4700

SER Head Office

Telephone: 020 7840 0585

Email: contact@sercontractor.co.uk

Signature:



[Martin Haldys \(Sep 25, 2025 09:41:07 GMT+1\)](#)

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