



Tideway Property Managers is a division of
Tideway Investment Management Limited.

Tender Documents External Repairs and Redecorations including Associated Repairs

for 100-129 Riverview Gardens

Provided by Tideway Property Managers

&

TMD Building Consultants Ltd

Provided 9th May 2025



6 Deanery Street, Mayfair, London W1K 1BA
Tel. 020 7409 0609 Email. enquiries@tidewayproperty.co.uk
www.tidewayproperty.co.uk

A list of Directors can be seen on our website www.tidewayproperty.co.uk
Registered number 3078645

All Leaseholders
1-129 Riverview Gardens,
SW13 8QY

9th May 2025

Dear Leaseholders

Second Notice - Statement of Estimates
Section 20 of the Landlord and Tenant Act 1985 as amended by Section 151 of the
Commonhold and Leasehold Reform Act 2002

Notice of Intention to carry out External Repairs & Redecorations including associated works
at 100 -129 Riverview Gardens SW13 8QY

1. This Notice is given pursuant to the Notice of Intention to carry out works issued on **14th March 2025**. The consultation period in respect of this first Notice ended on **18th April 2025**
2. We write to confirm that tenders have now been sought from contractors in respect of the above proposed works. Please find these below for your reference.
3. The amount specified in the tender as the estimated cost of the proposed works are as follows:

TC&D Construction	£549,224.00 (exclusive of VAT and fees)
Scott Osborn	£694,144.00 (exclusive of VAT and fees)
RJM Contracts	£663,073.90 (exclusive of VAT and fees)

Subject to observations received, it is intended to instruct TC&D Construction at the end of the consultation period as their tender is the most competitive.

Whichever contractor is chosen there will be additional costs for Building Surveying and Project Management, CDM Regulations, Clerk of Works and Project Co-ordination costs. The price is subject to VAT and professional fees. The fees charged for this project by TMD Surveyors (Project Management, CDM Regulations, Clerk of Works) of 9% + VAT and Tideway Property Managers (Project Co-ordination) of 7.5% + VAT of the winning bid.

Therefore, the total cost for the External Repairs & Redecorations including associated works at 100 -129 Riverview Gardens would be £767,815 including VAT

4. All the estimates obtained may be inspected at the offices of Tideway Property Managers Ltd, 6 Deanery Street, Mayfair, London W1K 1BA by prior appointment with Daniel Kempner between the hours of 9.30am – 5.30pm, Monday – Friday.
5. We did not receive any written observations regarding the previous notice.

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Registered number 3078645



6. We invite you to make written observations in relation to any of the estimates by sending them to Riverview Gardens (Freehold) Ltd, c/o Tideway Property Managers Ltd, 6 Deanery Street, Mayfair, London W1K 1BA. Observations must be made within the consultation period of 31 days from the date of this notice. The consultation period will end on **13th June 2025**

Should you have any queries relating to these works, please do not hesitate to contact me. All formal written observations should be sent to Tideway's office address as stated above.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'DKempner', with a horizontal line underneath.

Daniel Kempner
Senior Property Manager
Tideway Property Managers

Email: dkempner@tidewayproperty.co.uk

For and on behalf of Riverview Gardens (Freehold) Ltd

Notes

1. The landlord is required to select at least two estimates in respect of the matters described in a notice of intention. At least one of the estimates must be from a person wholly unconnected with the landlord.
Where an estimate has been obtained from a person nominated by leaseholders, that estimate must be among those set out in the statement of estimates.
2. Where a notice specifies a place and hours for inspection:
 1. the place and hours so specified must be reasonable; and
 2. copies of the estimates must be available for inspection, free of charge, at that place and during those hours. If facilities to enable copies to be taken are not made available at the times at which the estimates may be inspected, the landlord shall provide to any leaseholder, on request and free of charge, a copy of the estimates.
3. The landlord has a duty to have regard to written observations made within the consultation period by any leaseholder or recognised tenants' association. 'Recognised tenants' association' is defined by Section 29 of the 1985 Act.
4. Where a landlord has received written observations within a consultation period in relation to a notice of intention to carry out works, he is required to summarise the observations and respond to them in this statement of estimates.

All Leaseholders
1-129 Riverview Gardens,
SW13 8QY

9th May 2025

Dear Leaseholders

**Second Notice (to accompany Statement of Estimates)
Section 20 of the Landlord and Tenant Act 1985
as amended by Section 151 of the Commonhold and Leasehold Reform Act 2002**

**Notice of Intention to carry out External Repairs & Redecorations including associated works
at 100 -129 Riverview Gardens**

1. This Notice is to accompany the Statement of Estimates in relation to the proposed works which is attached, issued on the **9th May 2025**
2. All the estimates may be inspected at the offices of Tideway Property Managers, 6 Deanery Street, Mayfair, London W1K 1BA between the hours of 9.30am-5.30pm by prior appointment with Daniel Kempner.
3. We invite you to make written observation in relation to any of the estimates by sending them to Riverview Gardens (Freehold) Ltd, c/o Tideway Property Managers Ltd, 4-6 Deanery Street, Mayfair, London W1K 1BA. Observations must be made within the consultation period of 31 days from the date of this notice. The consultation period will end on **13th June 2025**

Yours faithfully,



Daniel Kempner
Senior Property Manager
Tideway Property Managers

Email: dkempner@tidewayproperty.co.uk
For and on behalf of Riverview Gardens (Freehold) Ltd



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TENDER REPORT

Riverview Gardens, London SW13



**ON BEHALF OF
Tideway Investment Management Limited**

Job No: 11531



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CONTENTS

1.0	Executive Summary	3
2.0	Basis of Tender	4
3.0	Tenders Invited/Return Values (EXC VAT)/ Initial Examinations:	5
4.0	Examination of Particular Tenders:	7
5.0	Recommendations/Items for Consideration	9
	APPENDIX A – TENDER ANALYSIS	
	APPENDIX B – TENDER QUERIES	



1.0 Executive Summary

- 1.1 The results of the tenders received on the 22nd April 2025, following post tender reviews, queries and analysis, are as follows (ascending order):

Tendering Contractor	Tender Return
TC&D Construction	£549,224.00
Scott Osborn	£694,144.00
RJM Contracts	£663,073.90

- 1.2 All tenders submitted are exclusive of VAT.
- 1.3 Based on our examination, TMD would advocate that a contract is let with TC&D Construction for the contract sum of £549,224.00. TC&D have offered the lowest tender (following analysis). No arithmetical errors were found in AOD Contract tender. A number of provisional sums/rates are included within the schedule of works pricing document which will need to be firmed as works progress on site.
- 1.4 TC&D provided the longest anticipated working programme of 21 weeks with a 3 week lead in period, however both Scott Osborn & RJM have anticipated some over lap in the start and completion of the two phases, whereas TC&D have assumed no overlap. TMD note the overall programme could be reduced if it was permissible to have a 2-3 overlap between the two phases.
- 1.5 Post tender queries were submitted to all tendering contractors.
- 1.6 No contingency sum has been included in the tenders.



2.0 Basis of Tender

2.1	Date for submission	:	22 nd April 2025
2.2	Date for commencement	:	Summer 2025
2.3	Construction period	:	21 weeks
2.4	Tender procedure	:	Single stage tender
2.5	Form of Contract	:	JCT Minor Works Building Contract 2016
2.6	Basis of pricing	:	Fixed priced, i.e No fluctuations provision
2.7	Period of acceptance of offers	:	12 weeks
2.8	Performance bond	:	N/A
2.9	CDM Regulations	:	Applicable
2.10	Value Added Tax (VAT)	:	The tenders are exclusive of VAT, which will be charged at the standard rate on the whole of the works
2.11	Errors in tender	:	Tenders are to be given details of such errors and given the option of clarifying and adjust them as necessary.



3.0 Tenders Invited/Return Values (EXC VAT)/ Initial Examinations:

3.1 Tenders were initially invited from:

- TC&D Construction
- Scott Osborn
- RJM Contracts

3.2 All contractors expressed their interest in tendering for the works and were subsequently issued the tender package on 31st March 2025.

3.3 All tendering contractors inspected the site before providing their tender.

3.4 Tenders were opened by Ed Hensman MRICS and witnessed Daniel Quinlan MRICs on 22nd April 2025

Tendering Contractor	Tender Return
TC&D Construction	£518,208.00
Scott Osborn	£660,298.00
RJM Contracts	£711,594.00

3.5 All tender tenders submitted are exclusive of VAT and the above table.

3.6 The Contractors advised of the following Lead In and Contract Periods (on site programme) at the tender opening as follows:

Tendering Contractor	Lead in period	Contract Period
TC&D Construction	3 weeks	16 weeks
Scott Osborn	3 weeks	18 weeks
RJM Contracts	3 weeks	16 weeks

3.7 After further dialogue the contractors provided the following updates:

Tendering Contractor	Lead in period	Contract Period
TC&D Construction	3 weeks	21 weeks
Scott Osborn	3 weeks	20 weeks
RJM Contracts	3 weeks	18 weeks



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3.8 After the tenders have been reviewed and queries responded to, the revised figures are:

Tendering Contractor	Revised Tender Sum
TC&D Construction	£549,224.00
Scott Osborn	£694,144.00
RJM Contracts	£663,073.90

3.7 All tender tenders submitted are exclusive of VAT.



4.0 Examination of Particular Tenders:

- 4.1 On initial review all tender returns were arithmetically correct, however several of the provisional sums included by TMD had been inserted within the option costs column.
- 4.2 All tendering contractors have digested and understood the scope of works/tender documents. Following post tender queries, the contractors have made several adjustments to their tenders. These are detailed in the post tender queries in Appendix B.
- 4.3 Tender queries were issued to the contractors. Tender queries and answers are included in Appendix B.
- 4.4 A comparison of packages of works using the updated costs are identified as following:

Description	TC&D		Scott Osborn		RJM	
	Cost (£)	Option Cost (£)	Cost (£)	Option Cost (£)	Cost (£)	Option Cost (£)
BRIEF	£0.00	£0.00	£0.00	£0.00	£0.00	£0.00
INTRODUCTION	£63,245.00	£0.00	£85,315.00	£0.00	£73,500.00	£0.00
ASBESTOS	£6,850.00	£0.00	£7,220.00	£0.00	£7,000.00	£0.00
SCAFFOLDING ACCESS	£149,993.00	£0.00	£108,924.00	£0.00	£141,420.00	-£2,000.00
PROTECTION	£5,790.00	£0.00	£9,360.00	£0.00	£17,200.00	£0.00
FRONT ELEVATION	£76,539.00	£0.00	£109,320.00	£0.00	£77,771.90	£0.00
REAR ELEVATION	£27,950.00	£14,904.00	£40,611.00	£18,725.00	£22,082.00	£13,500.00
RIGHT HAND ELEVATION OF BLOCK 124-129	£2,925.00	£0.00	£2,342.00	£0.00	£2,590.00	£0.00
LEFT HAND ELEVATION OF BLOCK 112-117	£3,275.00	£0.00	£2,342.00	£0.00	£2,590.00	£0.00
RIGHT HAND ELEVATION OF BLOCK 106-111	£425.00	£2,750.00	£2,342.00	£0.00	£565.00	£2,025.00
RAINWATER GOODS	£30,552.00	£10,472.00	£33,120.00	£27,000.00	£22,650.00	£14,000.00
WINDOW AND DOOR REPAIRS	£32,780.00	£0.00	£54,170.00	£0.00	£73,545.00	£6,557.50
ROOF WORKS	£80,200.00	£0.00	£93,426.00	£0.00	£74,910.00	£0.00
EXTERNAL DECORATIONS	£66,650.00	£0.00	£145,652.00	£0.00	£147,250.00	£0.00
WORKS TO COMPLETION	£2,050.00	£0.00	£0.00	£0.00	£0.00	£0.00
TOTAL	£549,224.00	£28,126.00	£694,144.00	£45,725.00	£663,073.90	£34,082.50



TC&D Construction

- 4.5 TC&Ds tender was the lowest compared to the other tendering contractors however they provided the longest programme at 21 weeks which is 3 week longer than the program offered by RJM.
- 4.6 TMD included an option cost within the scope for undertaking the project and scaffolding works in one single phase rather than in two phases. TC&D have confirmed that scaffolding in one single phase would result in an additional cost of £10k, however there would be a saving of £9k on the preliminary costs due to the overall programme being shorter (12 weeks if the project was undertaken in a single phase).
- 4.7 TC&D are significantly lower than the two other tendering contractors on external decorations and window & door repairs and had also included a number of provisional sums. TMD have queried these cost and requested TC&D firm up the costs, this resulted in slight uplift in their costs, however they are still significantly lower than the other two tendering contractors.
- 4.8 TMD note the primary reason for the uplift in TC&Ds costs from their original tender is the due to a number of the TMD provisional sums being inserted on the option cost columns which have now been moved to the cost column.
- 4.9 TC&D Construction updated tender cost is £549,224.00+vat.

Scott Osborn

- 4.10 Scott Osborn have increased circa £30k from their initial tender return. This primarily due to a number of provisional sums having been included within option cost column.
- 4.11 Scott Osborn are consistently higher in their costs across the majority of the items, however significantly higher in their costs for the preliminaries, rear elevations, rainwater goods, roof works and external decorations.

RJM

- 4.12 RJMs cost significantly reduced from their original tender submission having included all of the option costs within the cost column.



- 4.13 Whilst RJMs cost have reduced they have also included several provisional sums which they have been unable to firm up during tender review period.
- 4.14 RJM costs associated with the window and door repair and external decorations were significantly higher than TC&D Construction.

5.0 Recommendations/Items for Consideration

- 5.1 TMD understand that the repair of the existing windows is the responsibility of individual flat owners, however in agreement with Tideway have included provisional quantities for a variety of different window repairs (resin repairs, timber splicing, full replacement etc). When full scaffolding access has been provided TMD will undertake a survey of all windows and doors and provided a recommendation for the required works based on the rates tendered. have obtained individual rates which. TC&D were the most competitive contractor for window and door repairs totalling £32,780+vat which is £21,390+vat lower than Scott Osborn. Note. TMD have currently included these costs within the contract sum, however the client may wish to remove this cost for the contract sum on the basis the window repairs costs are to be billed back to individual residents.
- 5.2 TMD note that the following option costs have been included within the scope of works which will require the clients consideration;
- Item 83 – DOFF clean (specialist high pressure steam clean) of the brickwork to the rear elevation.
 - Item 94 – DOFF clean of the brickwork to the right hand elevation of 106-111
 - Item 98 – Option cost for replacing the UPVC gutters with an Ogee profile . This is an additional cost of £1,200 compared to the standard C shape gutter allowed for in item 97.
- 5.3 TMD note that several provisional sums and quantities have been included within the costs which will be adjusted by TMD when full access of the elevation and roof have been provided.
- 5.4 Based on our examination, TMD would advocate that a contract is let with TC&D Construction for the contract sum of £549,224.00. TC&D have offered the lowest tender (following analysis). No



arithmetical errors were found in AOD Contract tender. A number of provisional sums/rates are included within the schedule of works pricing document which will need to be firmed as works progress on site.

- 5.5 TC&D provided the longest anticipated working programme of 21 weeks with a 3 week lead in period, however both Scott Osborn & RJM have anticipated some overlap in the start and completion of the two phases, whereas TC&D have assumed no overlap. TMD note the overall programme could be reduced if it was permissible to have a 2-3 overlap between the two phases.
- 5.6 If the works are instructed by the 5th May 2025 and the Stage 2 S20 notice is issued on the same date, the works could commence on the 5th June 2025, should the works take 21 weeks, the latest date for completion of the works 30th October 2025.



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APPENDIX A – TENDER ANALYSIS



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APPENDIX B – TENDER QUERIES



TENDER ANALYSIS

Project: 1001-129 Riverview Gardens
Ref: 11522
Date: May-25
Issue: 2

Item	Description	Unit	Quantity	Rate	TC&D			Scott Osborn			RJM		
Item	Description	Unit	Quantity	Rate	Cost (£)	Option Cost (£)	Comments	Cost (£)	Option Cost (£)	Comments	Cost (£)	Option Cost (£)	Comments
	BRIEF				£ -	£ -		£ -	£ -		£ -	£ -	
	INTRODUCTION				£ 63,245.00	£ -		£ 85,315.00	£ -		£ 73,500.00	£ -	
	ASBESTOS				£ 6,850.00	£ -		£ 7,220.00	£ -		£ 7,000.00	£ -	
	SCAFFOLDING ACCESS PROTECTION				£ 149,993.00	£ -		£ 108,924.00	£ -		£ 141,420.00	£ -2,000.00	
	FRONT ELEVATION				£ 5,790.00	£ -		£ 9,360.00	£ -		£ 17,200.00	£ -	
	REAR ELEVATION				£ 76,539.00	£ -		£ 109,320.00	£ -		£ 77,771.90	£ -	
	RIGHT HAND ELEVATION OF BLOCK 124-129				£ 42,854.00	£ -		£ 59,336.00	£ -		£ 35,582.00	£ -	
	LEFT HAND ELEVATION OF BLOCK 112- 117				£ 2,925.00	£ -		£ 2,342.00	£ -		£ 2,590.00	£ -	
	RIGHT HAND ELEVATION OF BLOCK 106-111				£ 3,275.00	£ -		£ 2,342.00	£ -		£ 2,590.00	£ -	
	RAINWATER GOODS				£ 3,175.00	£ -		£ 2,342.00	£ -		£ 2,590.00	£ -	
	WINDOW AND DOOR REPAIRS				£ 31,742.00	£ 9,282.00		£ 36,720.00	£ 23,400.00		£ 27,050.00	£ 9,600.00	
	ROOF WORKS				£ -	£ -		£ -	£ -	£ -	£ -	£ -	
	EXTERNAL DECORATIONS				£ 80,200.00	£ -		£ 93,426.00	£ -		£ 74,910.00	£ -	
	WORKS TO COMPLETION				£ 66,650.00	£ -		£ 145,652.00	£ -		£ 147,250.00	£ -	
	TOTAL				£ 535,288.00	£ 9,282.00		£ 662,299.00	£ 23,400.00		£ 609,453.90	£ 7,600.00	
	BRIEF												
	<i>This schedule of works covers The external repair and redecoration of blocks 100-129 Riverview Gardens</i>												
	INTRODUCTION												
1	The building shall be fully occupied during the works.	item	1	Noted				Noted					
2	All works must be carried out in a manner to cause minimum disruption and disturbance to the adjacent properties whilst maintaining programme progress and quality of work. Site management and coordination is key in order to ensure waste resulting from the works is removed periodically.	item	1	Noted				Noted					
3	The contractor is required to provide a fortnightly summary report which can be shared with the resident of Riverview Gardens. The report is to include the following details; - Progress photos - Summary of the works completed within last reporting period - Summary of the planned works for the next two week period - Project risk/ Key issues - Programme with drop down line	item	1	Noted				Noted					
4	The contractor shall determine the most suitable access route in/out of the building including arranging times of delivery and removal. The selected site entrance must be carefully organised and co-ordinated to protect the property, keeping clear all areas for safe access and escape by site operatives whilst also clearing away debris and dust as soon as possible. The contractor is to allow for this within their submission and project programme.	item	1	Noted				Noted					
5	The contractor will be required to have a policy of good liaison with the client and residents, client's consultant team, building management, and any other client representatives to keep them advised of progress and to maintain good relations.	item	1	Noted				Noted					



6	Any damage caused to areas outside of the scope of works / site area that is directly a result of the works shall be rectified at the contractor's own expense to match existing.	item	1	Noted				£	1,000						
7	Prior to starting any works, the Contractor will undertake a photographic Schedule of Condition of areas where no works are to take place for record purposes to protect all parties.	item	1	Noted					Noted						
8	The contractor shall keep building entry doors shut and secured at all times in order to maintain security for the site.	item	1	Noted					Noted						
9	The contractor is to ensure access and egress to the site and adjacent areas are maintained throughout the works.	item	1	Noted					Noted						
10	The contractor is to allow for cleaning all areas throughout the project. Upon completion the contractor is to clean / remove dust/dirt that have resulted from the works.	item	1	Noted				£	1,800						
11	Contractor Prelim general cost items are to also include:	item	1	Noted	£	8,985							£73,500.00		
a)	Management	Weeks	18	£	350	£	6,300	£	81,075						
b)	Full time working site manager	Weeks	18	£	1,500	£	27,000								
c)	Any attendant labourer	Weeks	18	£	950	£	17,100								
d)	Safe access / podium platforms	Weeks	18	£	120	£	2,160								
e)	Small plant and protection	Weeks	18	£	75	£	1,350								
12	The contractor will take on the role of Principal Contractor under CDM Regulations 2015 and comply with their responsibilities during the works.	item	1	Noted				£	720						
13	All demolition/strip out items are to include the disposal of, unless specifically stated to the contrary.	item	1	Noted					Noted						
14	All items of work are to be undertaken as identified within the specification and drawings and as per the specification documentation, manufacturer's recommendations as well as guidance and in accordance with good practice, British Standards and the Building Regulations. The contractor is to ensure all works are undertaken in compliance with the Building Regulations and to obtain a final certificate for the works. Where this is a conflict between the aforementioned requirements and the specification, contractor to seek instructions from the CA.	item	1	Noted					Noted						
15	The contractor must price each item within the schedule of works individually.	item	1	Noted					Noted						
16	All items are supply and fix unless specifically stated to the contrary. All demolition/strip out items are to include the disposal of unless specifically stated to the contrary.	item	1	Noted					Noted						
17	The contractor is to allow for cleaning all areas throughout the project, including affected areas surfaces on adjacent properties/roads. Upon completion the contractor is to clean all glazing, surfaces, etc. to remove dust and debris leaving the unit in a clean and tidy condition.	item	1	Noted					Inc						
18	The contractor shall not obstruct, in any way, the surrounding properties.			Noted					Noted						
19	The contractor shall provide all necessary signage, personal and other forms of protection to separate the works from the general public, building tenants, etc.	item	1	£	350	£	350	£	720						
20	Allow for all necessary plant and access equipment to carry out the works in a safe workmanlike manner, including working platforms, etc. as necessary. Where the Employer specifically requires particular items, this is stated. This does not remove the contractor's obligation for additional provision in respect of health and safety of work	item	1	Noted					Noted						
21	Where quantities are detailed, these are deemed provisional quantities. Costs detailed will be pro-rata calculated to determine the actual cost once quantities are agreed.	item	1	Noted											



ASBESTOS												
22	Allow to undertake a Refurbishment and Demolition Asbestos Survey prior to works commencing. To be undertaken by a UKATA and UKAS qualified and trained specialist organisation.	item	1	Noted	£ 1,850			£ 2,220			£2,000.00	
23	Include here separately a provisional sum of £5,000 for the removal of additional asbestos based materials identified in the Refurbishment and Demolition Asbestos survey. To be undertaken by a licenced specialist contractor.	item	1	£ 5,000	£ 5,000			£ 5,000			£5,000.00	
24	Report immediately to the Contract Administrator (CA) any suspected asbestos based materials discovered during the works that were not identified in the survey, and work should stop immediately in that area. Avoid disturbing such materials and agree with CA a safe method of removal/encapsulation. Work can only commence following the written approval of the CA.	item	1	Noted				Noted				
25	The contractor is to provide an updated Asbestos Register on completion of the works, following the removal of all ACM materials as specified by the Refurbishment and Demolition Survey Reports and include a copy within the Health and Safety File.	item	1	Noted				Noted				
SCAFFOLDING ACCESS												
26	Allow for scaffolding access to facilitate the proposed works to elevations and roof areas hatched on TMD's block plan contained within Appendix B. Allow for providing full scaffolding to the front, rear and left flank elevations, including all necessary plant, tools and equipment for the safe and proper execution of the work and for compliance with all legislation.	item	1	Noted				£ 107,424			£85,000.00	
a)	Contractor to indicated cost and programme associated with undertaking the works in two sequential (phase 1 & phase 2)	item	1	£ 149,700	£ 139,221							
b)	Option cost - Contractor to indicate the potential cost saving (scaffold and prelims etc) and programme associated with undertaking the works in one single phase	item	1								-£2,000.00	
27	Allow for the first lift of scaffold to be erected at ground floor ceiling height so as to reduce damage to plant life/foilage below. Repairs and redeco4rations at ground floor level to be undertaken from ladders to the perimeter hardstanding's	item	1	incl.				Noted			£0.00	
28	Note below, and unless an external power source is available, keys will be required to facilitate unsetting and setting of the scaffolding alarm at the beginning and end of each working day.	item	1	Noted				Noted				
29	For the duration of the contract, apart for the purpose of the unsetting and setting of the scaffolding alarm at the beginning and end of each working day as per item 3 above, access will not be permitted into the building. Access to all parts of the building for the purposes of carrying out the specified works, must be obtained by use of the scaffolding	item	1	Noted				Noted				
30	Allow to attend upon and liaise with individual residents to ground floor flats to agree extent of lifting of decking and moving of planter pots/furniture prior to commencement of works. Take a thorough photographic record prior to lifting of decking.	item	1	Noted				£ 1,500		PROV SUM	£1,040.00	
31	Allow for providing a scaffold handrail to the leading edge of the main roof adjacent to the flank elevations to Blocks 106-111 and 112-117	item	1	incl.							£1,380.00	
32	Contractor to Note that the client has an existing 4 bay parking suspension permit in place which expires 1st July 2026 which the main contractor is permitted to use for the duration of the works - see Appendix D for more details.	item	1	Noted				Noted				
33	Where scaffolding is to be founded onto the building, the contractor shall ensure that the structure is capable of sustaining the additional loads imposed. To this end, the contractor will be held responsible for making good any damage caused to the satisfaction of the Contract Administrator.	item	1	Noted				Noted				
34	Include for providing plastic feet/scaffold boards at the base of the scaffolding to prevent damage and discolouration of the supporting surfaces beneath. The contractor is to number the scaffold lifts for identification at each ladder position	item	1	incl.				Noted				
35	Include to provide a fully boarded scaffold fan above the main entrance to provide suitable protection from falling debris etc. during the course of the works.	item	1	incl.							£850.00	



FRONT ELEVATION													
<u>Dwarf walls</u>													
61	Allow to power jetwash all dwarf walls to remove the moss and lichen growth and treat the brickwork and coping stones with a fungicidal wash solution.	item	1	£	3,650	£	3,650			£	1,740	£1,100.00	
62	Carefully hack out loose or defective mortar pointing to a minimum depth of 25mm, prepare brickwork and repoint in 1:1:6 cement/lime/sand mortar, colour and strike to match the adjacent in every respect. Note: No repointing is to be undertaken until the raking out and preparation works have been approved by the Contract Administrator. Allow the provisional quantity of 30 sq. in small areas as directed on site. Include for identifying loose pointing.	m2	30	£	85	£	2,550			£	2,700	£3,400.00	
63	To all the coping stones allow to carefully cut out all mortar pointing to a minimum depth of 25mm, prepare brickwork and repoint in 1:1:6 cement/lime/sand mortar, colour and strike to match the adjacent in every respect. Note: No repointing is to be undertaken until the raking out and preparation works have been approved by the Contract Administrator.	LM	115	£	65	£	7,475			£	2,280	£1,518.00	
64	Allow for cutting out 100Nr eroded, spalled or otherwise defective bricks exposed by and for reinstating with new to match existing as may be directed by the Contract Administrator. Provide samples for Contract Administrator's approval.	Nr	100	£	22	£	2,200			£	3,000	£2,450.00	
65	Allow for cutting out and replacing 20Nr coping stones to the dwarf walls and replacign with new to match existing as may be directed by the Contract Administrator. Provide samples for Contract Administrator's approval.	Nr	20	£	95	£	1,900			£	4,200	£4,650.00	
66	To areas of brickwork where cracking is evident and as instructed by the contract administrator, allow to chase out mortar to brick coursework to a minimum depth of 35 mm extending a minimum 300mm to either side of the line of the crack. Fully clean out chase, insert Heli-Bar™ of minimum length 600mm set into resin manufactured for Heli-Bar™ system. Point further resin onto installed Heli-Bar™ to ensure it is fully bedded into position. Back fill chase with 1:1: 6 cement/lime/sand mortar and then re-point with same mortar mix, struck to match adjacent pointing. State cost for installation of 1no Heli-Bar™:£ □ Allow the provisional quantity of 50 no. Heli-Bars™ to be installed to various areas at the property, as directed by the contract administrator. Note: where more than 1no. Heli-Bar™ is to be installed to an area of cracked brickwork, spacing will be to each alternate 3rd brick course.	Nr	50	£	85	£	4,250			£	10,500	£4,280.00	
<u>Hardstanding's</u>													
67	To all defective concrete surfaces to the hardstanding at the base of the front elevation, allow to take back defective section and leave ready for inspection. Repair with Fosroc epoxy concrete repair mortar, colour and strike to match the adjacent in every respect and flush with adjacent surfaces. Allow the provisional quantity of 10 sqm in small areas as directed.	m2	10	£	345	£	3,450			£	2,580	£3,760.00	cost revised
68	To the entrance steps/ paving of blocks 100-105, 106-111, 112-117 & 118-123 allow to carefully take up the existing pavours and set aside for reuse. Allow to re-level the entrance step substructure where it has sunken down. Include for new Type 1 MOT base, sharp sand bedding where required. Relay the existing paving and bed in new mortar bed and repoint the joints to match the existing appearance.	Nr	4	£	1,400	£	5,600			£	6,960	£6,569.90	
<u>Brickwork Repairs</u>													
69	Carefully hack out loose or defective mortar pointing to a minimum depth of 25mm, prepare brickwork and repoint in 1:1:6 cement/lime/sand mortar, colour and strike to match the adjacent in every respect. Note: No repointing is to be undertaken until the raking out and preparation works have been approved by the Contract Administrator. Allow the provisional quantity of 30 sq.m in small areas as directed on site. Include for identifying loose pointing.	m2	30	£	85	£	2,550			£	2,700	£3,400.00	
70	Allow for cutting out 60Nr eroded, spalled or otherwise defective bricks exposed by and for reinstating with new to match existing as may be directed by the Contract Administrator. Provide samples for Contract Administrator's approval.	Nr	60	£	22	£	1,320			£	1,800	£1,500.00	



REAR ELEVATION													
Brickwork Repairs													
81	Carefully hack out loose or defective mortar pointing to a minimum depth of 25mm, prepare brickwork and repoint in 1:1:6 cement/lime/sand mortar, colour and strike to match the adjacent in every respect. Note: No repointing is to be undertaken until the raking out and preparation works have been approved by the Contract Administrator. Allow the provisional quantity of 30 sq.m in small areas as directed on site. Include for identifying loose pointing.	m2	30	£	85	£	2,550				£	2,700	£3,400.00
82	To areas of brickwork where cracking is evident and as instructed by the contract administrator, allow to chase out mortar to brick coursework to a minimum depth of 35 mm extending a minimum 300mm to either side of the line of the crack. Fully clean out chase, insert Heli-Bar™ of minimum length 600mm set into resin manufactured for Heli-Bar™ system. Point further resin onto installed Heli-Bar™ to ensure it is fully bedded into position. Back fill chase with 1:1: 6 cement/lime/sand mortar and then re-point with same mortar mix, struck to match adjacent pointing. State cost for installation of 1no Heli-Bar™:£ □ Allow the provisional quantity of 20 no. Heli-Bars™ to be installed to various areas at the property, as directed by the contract administrator. Note: where more than 1no. Heli-Bar™ is to be installed to an area of cracked brickwork, spacing will be to each alternate 3rd brick course.	Nr	20	£	85	£	1,700				£	4,200	£1,712.00
83	Option Cost - Allow to undertake specialist DOFF clean of the brickwork to the rear elevation. Allow to undertake 2 sample cleans for the CA's review and approval.	item	1			£	14,904				£18,725.00		£13,500.00
Render Repairs													
83	To all defective masonry/rendered surfaces, allow to take back defective section and leave ready for inspection. Re-render in 1:5 cement/sand mortar, colour and strike to match the adjacent in every respect so that newly rendered surfaces are smooth and flush with adjacent surfaces, include for reinstating the ashlar joint appearance Rub down, prepare and stabilise and leave ready for redecorations described elsewhere if necessary. Allow the provisional quantity of 100 sqm in small areas as directed.	m2	100	£	68	£	6,800				£	15,000	£6,500.00
84	Allow to hack-out the remainder of the defective terracotta drip detail which runs along the bottom edge of the rendered section at 2nd floor level and replace with a new stainless steel external render drip bead. Contractor to submit proposals for the CAs approval.	Lm	10	£	85	£	850			Provisional Quantity	£	5,000	£400.00
Repairs to the Balconies													
85	To the 1st floor balcony located to the rear roof block 118-123 allow to hack off the defective render and damaged masonry to expose the corroded reinforcement bars. Include for removing the surface corrosion and treating with Fosroc EXP60681 Galvafrond Cold Zinc Galvanising Paint and undertake a Fosroc concrete repair.	item	1	£	1,250	£	1,250				£	825	£1,500.00
86	Allow to cut-out and repoint the terracotta tiles which cap the balcony balustrades.	Nr	1	£	385	£	7,700	Allowance for 20 no. balustrades			£	4,250	£920.00
87	To the balconies to the front elevation to all blocks, thoroughly clean down all asphalt surfaces. Allow for a full inspection of all asphalt surfaces with the Contract Administrator so that exact instructions re works to these can be provided.	item	1		Noted						£	1,056	£1,500.00
88	Allow the provisional quantity of:												
a)	30no. crack repairs each 500mm length @ £ ____ ea.	Nr	30	£	55	£	1,650				£	2,160	£900.00
b)	10no. blisters @ £ ____ ea.	Nr	10	£	45	£	450				£	420	£250.00
89	Allow a provisional sum of £5000 for unforeseen balcony repairs					£	5,000				£	5,000	£5,000.00
RIGHT HAND ELEVATION OF BLOCK 124-129													
Brickwork Repairs													
90	Carefully hack out loose or defective mortar pointing to a minimum depth of 25mm, prepare brickwork and repoint in 1:1:6 cement/lime/sand mortar, colour and strike to match the adjacent in every respect. Note: No repointing is to be undertaken until the raking out and preparation works have been approved by the Contract Administrator. Allow the provisional quantity of 5 sq.m in small areas.	m2	5	£	85	£	425				£	450	£565.00



91	Allow to undertake specialist DOFF clean of the brickwork on the side elevation of block 124-129. Allow to undertake 2 sample cleans for the CA's review and approval.	item	1	£ 2,500	£ 2,500		£ 1,892		£2,025.00		
LEFT HAND ELEVATION OF BLOCK 112- 117											
Brickwork Repairs											
92	Carefully hack out loose or defective mortar pointing to a minimum depth of 25mm, prepare brickwork and repoint in 1:1:6 cement/lime/sand mortar, colour and strike to match the adjacent in every respect. Note: No repointing is to be undertaken until the raking out and preparation works have been approved by the Contract Administrator. Allow the provisional quantity of 5 sq.m in small areas.	m2	5	£ 85	£ 425		£ 450		£565.00		
93	Allow to undertake specialist DOFF clean of the brickwork on the side elevation of block 112-117. Allow to undertake 2 sample cleans for the CA's review and approval.	item	1	item	£ 2,850		£ 1,892		£2,025.00		
RIGHT HAND ELEVATION OF BLOCK 106-111											
Brickwork Repairs											
94	Carefully hack out loose or defective mortar pointing to a minimum depth of 25mm, prepare brickwork and repoint in 1:1:6 cement/lime/sand mortar, colour and strike to match the adjacent in every respect. Note: No repointing is to be undertaken until the raking out and preparation works have been approved by the Contract Administrator. Allow the provisional quantity of 5 sq.m in small areas.	m2	5	£ 85	£ 425		£ 450		£565.00		
95	Option Cost - Allow to undertake specialist DOFF clean of the brickwork to the side elevation of block 106-111. Allow to undertake 2 sample cleans for the CA's review and approval.	item	1	item	£ 2,750		£ 1,892		£2,025.00		
RAINWATER GOODS											
96	To all gutters, hopper heads, gullies and rainwater pipes, thoroughly clean out at commencement of works. Carry out a water test and report any defects to the Contract Administrator. Allow for cleaning all these areas again immediately prior to removal of scaffold.	item	1	£ 3,950	£ 3,950		£ 900		£3,170.00		
97	Allow to replace all existing UPVC guttering with new 150mm wider UPVC guttering, realigning to ensure that the guttering drains without ponding.	Lm	238	£ 39		£ 9,282		£ 23,400		£9,600.00	
98	Option Cost Not to Be Carried Forward - Allow to replace all existing UPVC guttering with new Aquaflo Black Ogee UPVC Guttering 135mm, realigning to ensure that the guttering drains without ponding.	Lm	238	£ 44	£ 10,472		£ 27,000		£14,000.00		
99	Carefully hack out loose or defective caulked joints to cast-iron pipes, as directed, clean the pipework and re- caulk in caulking compound. Allow the provisional quantity of 80no. joints.	Nr	80	£ 35	£ 2,800		£ 2,400		£2,530.00		
100	To the cast-iron soil pipework, carefully take out and remove from site damaged or defective lengths as directed. Provide and fix new lengths to match the existing in every respect. Include for breaking and re-making joints, caulked in linseed oil putty and for re-connecting to all branches. Allow the provisional quantity of 6no lengths, each of 1800mm as directed.	Nr	6	£ 970	£ 5,820		£ 4,320.00	Allowance for Cast Iron Soil Pipe – 1 No. (1.8m Length) Estimated Cost: £350 (Specification and size to be confirmed)	£2,000.00		
101	Carefully take down and remove from site the defective sections of PVC pipework as directed by the Contract Administrator. Provide and fix new PVCu pipework, 50mm diameter, fixed in accordance with the manufacturer's instructions. Include for reconnecting to the guttering and below ground drainage system. All brackets are to be screw fixed with non-ferrous screws. Allow the provisional quantity of 6no lengths, each of 1200mm as directed.	Nr	6	£ 125	£ 750		£ 780		£650.00		
102	To all above ground drainage, thoroughly rod through to remove all blockages and leave free flowing. The contractor shall note that this item must be undertaken in the presence of the Contract Administrator	item	1	£ 2,950	£ 2,950		£ 420		£1,500.00		
103	To all below ground drainage, thoroughly rod through with a full diameter disk to remove all blockages and leave free flowing. The contractor shall note that this item is to be undertaken in the presence of the Contract	item	P.S	£ 5,000	£ 5,000			Provisional Sum	£3,200.00		
							£ 900				



WINDOW AND DOOR REPAIRS																				
Generally																				
104	The contractor shall note that under the terms of the lease, the Lessees are individually responsible for the cost of their window repairs. To this end, and in line with the requirement to provide the CA with a repair schedule for timber/glazing, the contractor shall within 7no days of the erection of the scaffolding, forward to the Contract Administrator a separate draft schedule of window repairs with itemised costs, stating the flat number and location of individual windows. The contractor shall include for identifying which windows belong to each flat. The Contract Administrator will then inspect all windows and issue instructions confirming/revising the form and extent of window repairs.	item	1	Noted																
105	Following the inspection by the Contract Administrator and in accordance with instructions issued after his/her inspection, the contractor shall then provide a final schedule allowing a period of 3no days for approval by the CA. Following CA approval of the repair schedule and costs provided (to ensure these are in line with those entered against specification items below and/or the current rates for typical/specific repair work) the contractor shall then allow to write to individual Lessees clearly stating the location of the windows, the recommended repairs required to each window, together with itemised costs for the repairs, requesting their instructions.	item	1	Noted																
106	Tideway will advise the lessees of the repairs needed. The CA will instruct the contractor once the signed forms are received from the lessee. - That the Contract Administrator has inspected, established the extent of recommended repairs and assessed the individual repair costs provided. - That where a Lessee instructs for the recommended repairs to be carried out, both preparation and the completed repair will be inspected by the Contract Administrator, prior to redecoration. -That should a Lessee decide not to proceed with the recommended repairs, the windows will simply be made good by the decorators, as best they are able, prior to decoration. - That neither the contractor or freehold company will accept any liability for premature failure of the paintwork and subsequent deterioration of the woodwork, in the event that the recommended repairs are not carried out.	item	1	Noted																
107	The contractor should allow a period of 14 days between providing the schedule of recommended repairs and instructions to proceed.	item	1	Noted																
108	The contractor shall note that if they proceed to carry out the recommended window repairs without receiving written instruction from a Lessee to do so, then the contractor will be liable to cover the cost of the repairs.	item	1	Noted																
Repairs																				
109	Note the repairs to the windows will be billed to individual apartment owners. As the scope of the window repairs are currently unknow we are requesting that the contractors provide competitive rates for the following typical window repairs. The provisional quantities detailed below relate purely to the common part windows, however the repair rates will be used for calculating the costs associated with apartment window repair works.	item	1	Noted																
110	Carefully cut back the front face of the defective timber cill and remove from site. Provide, set in place using Window care applied to bottom, rear and end surfaces, and screw fix with stainless steel counter-sunk screws, new hardwood section to match the existing profile in every respect. Include for plugging holes with hardwood. The contractor shall not allow for making good decorations internally. Allow the provisional quantity of 5no. cill, 1200 mm in length.																			
105a)	Rate per cill	Nr	5	£	670															
111	Carefully take out and remove from site the cill complete. Provide and fix new hardwood cill to match the existing in every respect. The contractor shall not allow for making good decorations internally but shall include for making good all other disturbed surfaces. Allow the provisional quantity of 5no. cill, 1200 mm in length.																			
106a)	Rate per cill replacement	Nr	5	£	475															



112	Carefully take out the existing bottom rail to the lower sash and remove from site. Provide and fix new pressure impregnated softwood bottom rail to match the existing profile in every respect. Include for all necessary plugging and screwing and for re-puttying in linseed oil putty. The contractor shall not allow for the cost of replacing any glass, which may be broken as a result of this work or for making good decorations internally but shall include for making good all other disturbed surfaces. Allow the provisional quantity of 5no. bottom rail 900 mm in length																			
107a)	Rate per bottom rail replacement	Nr	5	£	360															
113	Carefully take out and remove from site damaged or defective top or bottom sash in its entirety, set aside sash weights, staff and parting beads for re-use. Construct new sash comprising new sash stile, top or bottom rail, glazing bar and meeting rails of a size and style to match the original in every respect. Glaze with 4mm clear float glass set in linseed oil putty. Prime and undercoat to receive decorations specified elsewhere. Fit in the existing window using sash weights previously set aside with new sash cord. Refit the parting and staff bead, fill, rub down and prime bare areas to receive decorations. Allow the provisional quantity of 4no. sash assumed size 900mm x 900mm																			
108a)	Rate per top/bottom sash replacement	Nr	4	£	360															
114	Carefully cut out the lower 400mm of the window jamb and remove from site. Splice repair the jamb using pressure-impregnated softwood to match the existing profile in every respect. Include for gluing and screwing with stainless steel screws. The contractor shall not allow for making good any decorations internally but shall include for making good all other disturbed surfaces. Allow the provisional quantity of 6no. splice repair																			
109a)	Rate per lower 400mm of the window jamb	Nr	6	£	110															
115	Ease and adjust both sashes within the frame. Include for removing the sashes, planing edges as necessary, adjusting the sash weights and replacing the sash cords. Do not allow for any other replacement parts. The contractor shall assume that no secondary glazing exists. Make good all disturbed surfaces, excluding decorations. Allow the provisional quantity of 8no. pair of sashes																			
110a)	Rate per sash ease and adjust	Nr	8	£	185															
116	Replace the existing sash cords Allow the provisional quantity of 5no. pair to the lower sash £ /pair																			
111a)	Rate per sash cord replacement	Nr	5	£	185															
117	Carefully take out damaged or defective glass, provide and fix new 4mm clear float glass to match the existing in profile in every respect, puttied in linseed oil putty. The assumed size of the glass is 900mm x 900mm. Allow the provisional quantity of 2no. panes																			
111a)	Rate per glass replacement	Nr	2	£	225															
118	Carefully cut out defective timber as directed and dispose from site. Prepare the surfaces and repair the affected areas using Repair Care Internationals Window Care Epoxy Resin systems in strict accordance with the manufacturer's recommendations. Repair with Dry fix & Dry flex RP:																			
a)	1/4 set - Allow 10no	Nr	10	£	110															
b)	1/2 set - Allow 10no	Nr	10	£	115															
c)	3/4 set - Allow 10no	Nr	10	£	125															
d)	1 set - Allow 10no	Nr	10	£	135															
119	Conservation joint repair: routed width 10mm, depth 15mm, length 100mm: Allow 40no.																			
a)	Timber splicing (approx. width 75mm x 50mm)	Nr	5	£	65															
b)	Face splice 500mm long - Allow 5no	Nr	5	£	85															
c)	Face splice 1M long - Allow 5no	Nr	5	£	70															
120	Provide rates for the following window and French door replacements. Contractor to allow for new windows and doors to match the existing in every respect.																			
a)	French door replacement	Nr		£	3,600															
b)	1.5 x 1m sash window replacement	Nr		£	2,500															
c)	1.5 x0.5m sash window replacement	Nr		£	2,000															
d)	1.5 x 1m casement window replacement	Nr		£	2,500															
e)	1 x0.5m casement window replacement	Nr		£	1,500															
ROOF WORKS																				
Chimneys																				



121	To all loose or otherwise defective mortar fillets and chimney stack flaunching's, carefully hack off as directed, prepare brickwork and re-render in two coats of 1:5 cement/sand to a minimum thickness of 16mm to leave smooth and flush with adjacent sound surfaces. Include for sealing new render and applying 2no. coats of masonry paint to receive decorations specified elsewhere. Allow the provisional quantity of 5 sq.m in small areas. <u>Include for identifying loose render.</u>	m2	5	£	90	£	450				£	750			£1,250.00		
122	To chimney pot level flaunching's, allow to rake out cracks and remove defective chimney flaunching's. Allow to replace the defective render to match existing; include for keying existing construction, base coat and top coat. For estimating purposes allow for 5Nr chimney flaunching's. Costs to be apportioned on a pro rata basis following inspection and instruction by Contract Administrator.	Nr	5	£	660	£	2,500				£	750			£230.00		
123	Allow provisionally for carefully raking out of all cracked pointing. Ensure all existing cracked pointing is fully removed and recess is cleaned followed by repointing brickwork mortar joints. Re-point to match existing following Contract Administrator's approval of raking out. For estimating purposes allow for 30lm linear meters (20-30mm width), cost to be apportioned on a pro rata basis.	Lm	30	£	60	£	1,800				£	900			£380.00		
124	Allow for cutting out 25Nr eroded, spalled or otherwise defective bricks exposed by and for reinstating with new to match existing as may be directed by the Contract Administrator. Provide samples for Contract Administrator's approval.	Nr	25	£	22	£	550				£	750			£650.00		
Pitched Roof Coverings																	
125	Allow for removal of all surface vegetation from slates.	Nr	10	£	565	£	4,950				£	2,300			£4,350.00		
126	Re-fix all loose and slipped slates and replace missing cracked, or otherwise defective slates to match existing. For estimating purposes allow for the replacement of 250Nr Welsh slates. Cost to be apportioned on a like-for-like basis.	Nr	250	£	40	£	10,000				£	9,840			£10,500.00		
127	Replace 50Nr ridge tiles to match the existing.	Nr	50	£	50	£	2,500				£	5,700			£4,150.00		
128	To all the coping stones allow to carefully cut out all mortar pointing to a minimum depth of 25mm, prepare brickwork and repoint in 1:1.6 cement/lime/sand mortar, colour and strike to match the adjacent in every respect. Note: No repointing is to be undertaken until the raking out and preparation works have been approved by the Contract Administrator.	LM	30	£	125	£	3,750				£	3,000			£750.00		allowed for 30m
Leadwork																	
129	Allow for the provisional replacement of 5Nr lead valley gutters with new Code 4 lead flashings.	Nr	5	£	750	£	3,750				£	10,920.00			£12,650.00		
130	Allow for a provisional sum of £10,000 for unforeseen lead repairs.					£	10,000.00				£	10,000.00			£ 10,000.00		
Flat roof coverings to the rear elevations																	
131	Allow to clean and prepare the existing roof coverings in line with the manufacturers instructions. Allow to supply and install new Bauder LiquiTEC Roof System to provide 20 year guarantee. Works to be undertaken in strict accordance with Bauder's specification and undertaken by a Bauder approved contractor. Include for encapsulating the existing parapet wall.	Nr	10	£	3,995	£	39,950				£	48,516			£30,000.00		
EXTERNAL DECORATIONS																	
Woodwork																	
132	To the junction of all the window/door frames, point in one part white polysulphide non-hardening mastic, in accordance with the manufacturer's instructions. Include for cutting out the existing sealant.	item	1	£	7,200	£	7,200				£	5,250			£5,250.00		
133	To all woodwork, burn off as necessary using hot air blowers, thoroughly remove all loose and flaking paintwork, wash down, rub down to feather off edges, fill and apply 2no. undercoats and 1no. top coat of gloss oils. Colour to match existing. All with Dulux Weathershield system - See Appendix A	item	1	£	35,200	£	35,200				£	59,460			£58,500.00		

