

### 3 Ennor Close – Door Specification

### Schedule of Works

<b>Client:</b>	Plymouth Community Homes	<b>Site Address:</b>	3 Ennor Cl, Old Town, Isles of Scilly, TR21 0NL
<b>Contract Administrator:</b>	Currie & Brown	<b>Contractor:</b>	To be confirmed
<b>C&amp;B Ref:</b>	N/A	<b>Issue date:</b>	21.03.2022

#### DRAWING REGISTER

Information Type	Drawing Title and Reference	Revision

ITEM	DESCRIPTION		COST
	<b>SECTION 1 – GENERAL PROVISIONS</b>		
	The priced Schedule of Works should not be regarded as complete statement of information included in the contract. The Contractor must submit their tender to include all works described in the tender document as a whole and those that are implied to be necessary to complete proper execution of the works. The Contractor is to supply the priced Schedule of Works with the Form of Tender.		
	The cost relating to items in the Schedule of Works that are not priced will be deemed to include within the tender.		
	The works will be undertaken during normal working hours. Normal working hours should be Monday to Friday 8.00 am to 6.00 pm (no Bank Holiday or weekend working). Weekend working may be permitted with prior agreement of the Employer through the Contract Administrator (CA).		
	The Contractor shall comply with all Acts of Parliament, By-laws, Local and Statutory Authority requirements and public service company conditions and shall pay all fees and charges levied in connection with the same. If appropriate provide the CA with a copy of the Building Notice prior to commencement of the works and other Notices and correspondence with Statutory and Local Authorities as they arise. Arrangements for tests and inspection as required by Building Control or Environmental Health Officers are to be made directly by the Contractor and the cost is to be included in the tender.		
	All work is to be carried out in accordance with good building practice and materials and workmanship clauses included in the Schedule of Works.		
	Take all necessary precautions to protect both the occupants and the public from smoke, dust, rubbish and debris, obstruction by parked vehicles and all other causes.		
	Provide all necessary plant, access, temporary protection and temporary support as necessary for the execution of the works for protection of the property during work including all existing finishes, fixtures, joinery etc.		
	Ensure that for the duration of the works access to and from the building for the occupants is maintained. Allow for liaison with		

	the Employer through the CA with regard to the timing of the works.		
	Provide all necessary welfare facilities for the duration of the works. The Contractor is not permitted to utilise the Employer's welfare facilities unless consent is provided by the CA. If consent is given the Contractor is required to reinstate the welfare facilities in good and clean order at Practical Completion.		
	Ensure that for the duration of the works all plant and materials that are not in use are only installed in the location designated for storage by the Employer to be agreed.		
	On completion clear away all plant, temporary protection, support etc and waste and surplus materials to leave the site, clean and tidy.		
	The word "Approval" and words derived there from means the approval in writing of the CA.		
	The Contractor's attention is drawn to the nature of the site and they are advised that all adjoining roads, pavements, surrounding buildings and services thereto and existing operation within the building (except those designated for the works) continue to function during the execution of the works and shall allow for carrying out all works with as little interference of the functions adjoining roads, pavements to surrounding buildings and services thereto and existing operation within the building.		
	The Contractor shall enter into a contract with the Employer for the execution of all works identified within this report.  Unless otherwise stated all provisions of the JCT Minor Works Building Contract 2016 edition will apply. The following amendments will be made.		
	<u>Site set-up/welfare facilities</u>		
	The Contractor is to allow for an appropriate site set up to ensure compliance with all Health, Safety and Welfare Legislation relating to Health & Safety at Work Act and CDM Regulations 2015.		
	The Contractor is to allow for a site set and all welfare facilities required to undertake the works.		

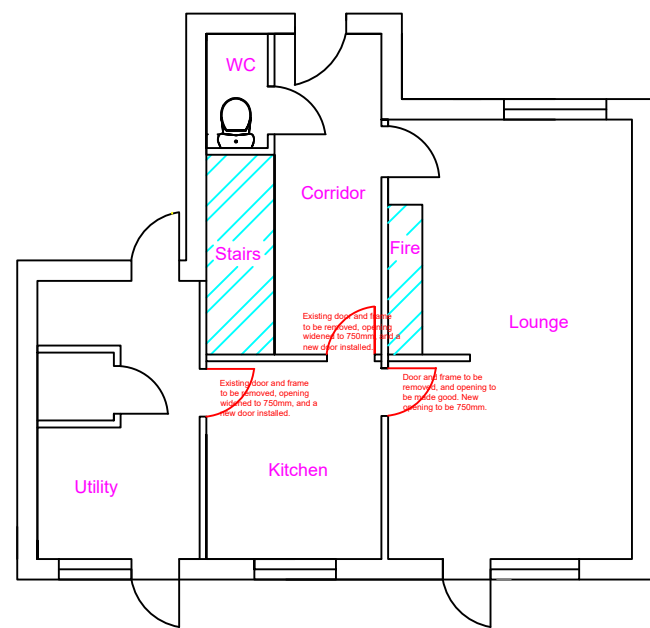
	The Contractor is to agree a location for welfare facilities and compound with the Employer prior to commencing works.		
	Formal induction procedures are to be agreed and briefed prior to any employees starting work on the site.		
	The Contractor shall allow access for Health & Safety audits to be undertaken by the CA/Employer. Access for this audit shall not be unreasonably denied. Any information collated from the audit shall be given to the Contractor for action to assist in the promotion of a positive Health & Safety culture.		
	The site is to be secured to prevent access when contractors are not on site. Fencing to be provided around the Contractor's compound if deemed applicable. The Contractor shall make any necessary arrangements for out of hours security provisions as deemed necessary. This may include CCTV provisions on the erected scaffolding.		
	Any skips located within 5 meters of a building that contain combustible materials must be a fully enclosed and lockable. The Contractor must obtain all relevant permits dependant on the location of the highway. Rubble chutes will not be permitted on site.		
	Adequate protection shall be installed to all internal/external areas which are not work areas but subject to Contractor access. It should be noted that the building will remain operational outside of the core working day.		
	Before any works commence the Contractor is responsible for providing a photographic record of condition of the parts of the site affected by the works. The record is to highlight any areas of existing damage and must be provided to the CA in PDF format prior to commencement. Costs to repair damage caused during the works, not previously identified in the photographic record of condition, shall be borne by the Contractor.		
	Prior to commencement of the works the contractor is to isolate any existing communal services affected by the works within the works area.		
<b>ITEM</b>	<b>DESCRIPTION</b>		<b>COST</b>
<b>1.0</b>	<b>SCHEDULE OF WORKS</b>		

ITEM	DESCRIPTION		COST
1.1	<b>EXTENT OF WORKS</b>		
1.1.1	The works encompass the removal and replacement of internal doors and the widening of openings as indicated on drawing 3 <i>Error Close – Existing</i> in Appendix A to 3 Ennor Close, Old Town, Isles of Scilly, TR21 0NL.		
1.2	<b>DEMOLITIONS &amp; REMOVALS</b>		
1.2.1	<u>Removal of doors</u>		
1.2.2	Carefully remove existing doors and linings and dispose of in accordance with St Mary's waste site/recycling facilities guidance.  Set aside ironmongery for reuse.	Item	
1.3	<u>Widening of opening</u>		
1.3.1	Allow to cut back the timber studs and widen the openings to facilitate a new timber door & frame to provide a 750mm clear opening.  It is anticipated that a 762mm door would be a suitable size, however this is subject to contractors' measurements onsite prior to ordering.	Item	
1.4	<u>Kitchen/living room door</u>		
1.4.1	Upon removal of the door and frame, allow for localised redecoration to match the surrounding areas.	Item	
1.5	<u>Possible extra over upon removal of door and frame</u>		
1.5.1	If upon the removal of the door and frame it is not possible to make good the opening, allow to supply and install a timber trim (or similar) to provide a good finish.	Item	
1.6	<u>Replacement doors to utility/kitchen &amp; kitchen/hallway</u>		
1.6.1	Allow to supply and install 2nr Sapele Flush Hollow Core doors in strict accordance with the manufacturer's requirements. These	Item	

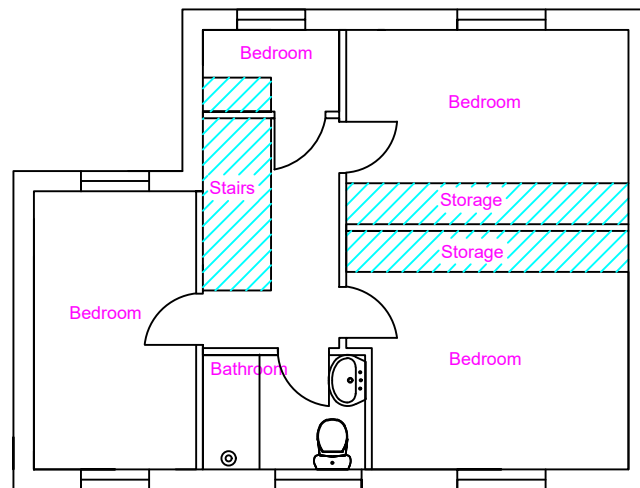
ITEM	DESCRIPTION		COST
	<p>doors are to be installed in the locations as indicated on drawing <i>3 Ennor Close – Existing</i> in Appendix A.</p> <p>Product information:</p> <p><a href="https://www.modadoors.co.uk">Buy JB Kind Internal Sapele Flush Hollow Core Door Online Now   MSAP (modadoors.co.uk)</a></p> <p>Allow to reinstall the existing ironmongery to the new doors.</p>		
1.7	<u>On Completion</u>		
1.7.1	The Contractor is to make good any damage caused during the works including all floor, ceiling, and wall finishes.	Item	
1.7.2	The area should be left clean and tidy on completion and all areas which have been worked on require a full 'builder's clean'.	Item	
		<b>Total from above:</b>	

## Appendix A

### *3 Ennor Close – Existing Plan*



Ground floor



First floor



**Currie & Brown**  
 Poseidon House, Neptune Park, Maxwell Road,  
 Plymouth, PL4 0SN, United Kingdom  
 Tel: 01392 813040, www.curriebrown.com



Client  
**The Council of the Isles of Scilly**

Title  
**Existing Plan**

Project  
**3 Ennor Close**

Date	14/03/2022	Drawn	CT
Scale	1:100 @ A3	Checked	TH
Drwg No.		Rev	