

# Internal & External Building Works

Framework Guide

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## **Internal & External Building Works**



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This Framework is split into 6 lots. These are as follows:

- Lot 1: Major Refurbishments
  - 1a projects under £1m
  - 1b projects over £1m
- Lot 2: Kitchens and Bathrooms
- Lot 3: Windows and Doors

- Lot 4: Roofing
  - 4a combined
  - 4b flat roofing
  - 4c pitched roofing
- Lot 5: Electrical Testing, Remedial
  Works and Re-wiring
- Lot 6: Internal and External Decoration / Repairs

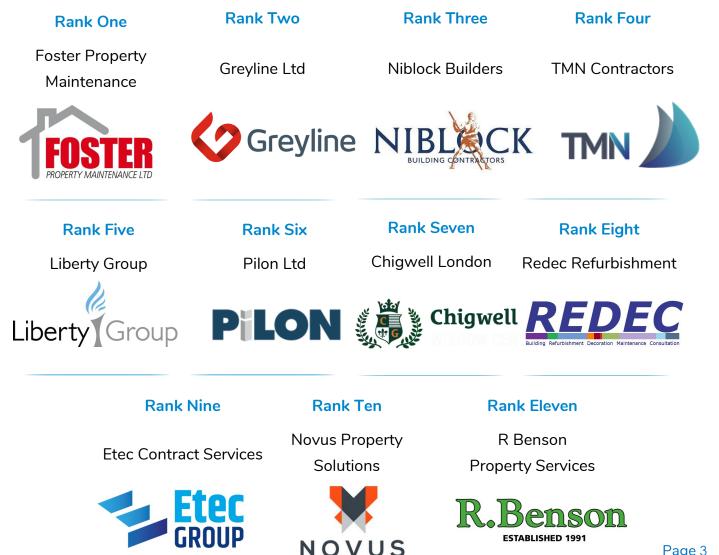
They've been split into these 6 lots to open the Framework up to a range of service providers, from bigger nationwide contractors to specialist contractors and SME's alike.

## Lot 1a: Major Refurbishments under £1m

Members are increasingly looking to consolidate their planned programme improvements. Lot 1 adopts a whole house approach to planned maintenance, and has been designed to encompass all work streams, based on 2 value bands.

The works could include but are not limited to;

- Kitchen and Bathroom refurbishment works
- New windows, doors, fascias / soffits, porches, external cladding, guttering and rainwater pipes
- Pitched roofing repairs / replacement
- Roofing repairs / replacement
- Electrical upgrade / re-wire works
- External repairs and cyclical re-decorations



## Lot 1b: Major Refurbishments over £1m

Members are increasingly looking to consolidate their planned programme improvements. Lot 1 adopts a whole house approach to planned maintenance, and has been designed to encompass all work streams, based on 2 value bands.

The works could include but are not limited to;

- Kitchen and Bathroom refurbishment works
- New windows, doors, fascias / soffits, porches, external cladding, guttering and rainwater pipes
- Pitched roofing repairs / replacement
- Roofing repairs / replacement
- Electrical upgrade / re-wire works

Rank One	Rank Two	Rank Three	Rank Four
Wates Property Services	Mulalley & Co	Amber Construction	United Living
Wates	MULALLEY	Construction Services Ltd	united living
Rank Five	Rank Six	Rank Seven	Rank Eight
Axis Europe	Osborne Property	Kier Services	Breyer Services
axis	OSBORNE	KIER	Group
Rank Nine	Rank Ten	Rank Eleven	Rank Twelve
ENGIE Regeneration	Morgan Sindall Property Services	Ser Contractor	CLC Contractors
engie	MORGAN SINDALL PROPERTY SERVICES	suit of foll/rection For Contractor	Page 4

### Lot 2: Kitchens & Bathrooms

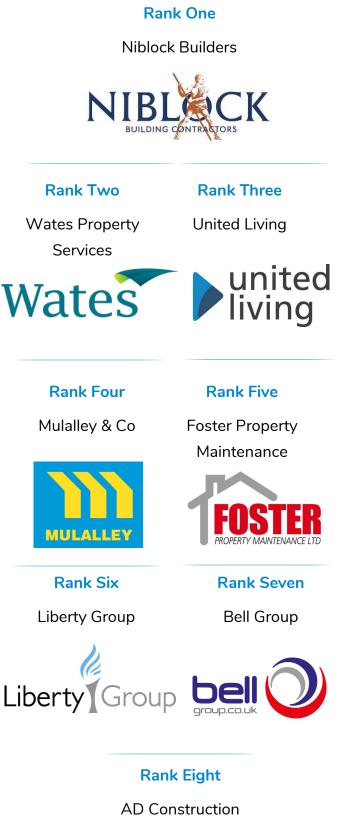
Lot 2 covers the labour and replacement of kitchens, bathrooms, wet rooms, aids and adaptations / W.Cs and electrical where identified. The works are likely to include but are not limited to;

- Stripping out of the existing kitchen / bathroom / wet room / W.C.s
- Removal of any materials of asbestos content under controlled conditions and in accordance with all current legislation
- Any structural alterations to allow for the installation of the new kitchen or bathroom to occur
- The removal from site of all debris and the disposal of in the correct manner
- The supply and installation of new kitchens / bathrooms / wet rooms / W.C.s / sanitary ware
- Testing and certification of the works upon completion



### Lot 3: Windows and Doors

- Lot 3 covers the replacement or refurbishment of windows, doors, fire doors, guttering, fascias, soffits, porches, and external cladding where identified. The works are likely to include but not limited to;
- Removal of the existing windows, doors, fascias /soffits porches and cladding
- The removal of any materials of asbestos content under controlled conditions and in accordance with current legislation.
- Carry out any structural alterations to allow for the installation of the new units
- The removal from site of all debris and the disposal of in the correct manner
- The supply and installation of new UPVC windows
- Provision of FENSA certifications, guarantees and any other certification required on completion of the works.





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### Lot 4a: Combined Roofing

Lot 4 covers the provision for the replacement or repair of existing pitched roofing coverings, roof structures, guttering / rainwater pipes, fascias / soffits, dormer windows where identified.

This Lot has been split into 3 sub-lots, to ensure the framework meets customer's specific requirements. They are:

- 4a: Combined Lot (Flat & Pitched)
- 4b: Flat Roofing
- 4c: Pitched Roofing

The works are likely to include but are not limited to;

- Removal of the existing roof covering, roof timbers and roof structure etc.
- The removal of any materials of asbestos content under controlled conditions and in accordance with all current legislation
- Carrying out any structural alterations to allow for the installation of the new covering / roof structure, etc.
- The supply and installation of new roof coverings
- Provision of guarantees and any other certification required on completion of the works.



highview

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## Lot 4b: Flat Roofing



## Lot 4c: Pitched Roofing



**Rank Four** 

United Living



**Rank Eight** 

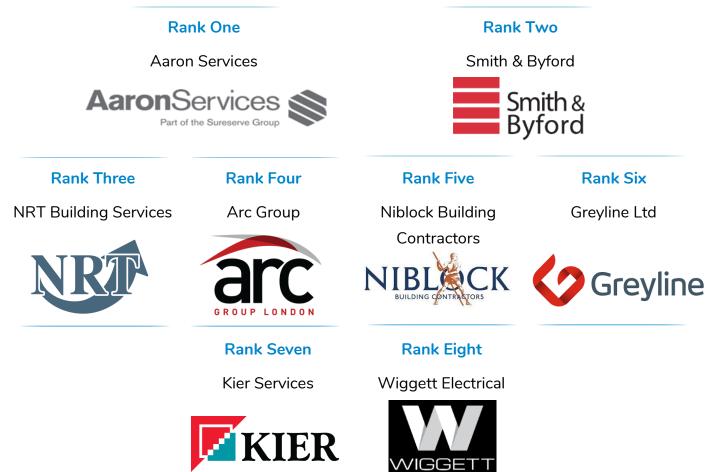
Highview Roofing



### Lot 5: Electrical

Lot 5 covers the provision of electrical testing, installations and / or upgrades to a variety of individual residential properties, communal areas, multi occupancy residential blocks, commercial premises, external estate works, etc. where identified. The works are likely to include but are not limited to;

- Stripping out / disconnection of the existing electrical wiring,
- Removal of any materials of asbestos content under controlled conditions and in accordance with all current legislation
- Carrying out any building works to allow for the installation of the electrical re-wires / systems to take place
- The upgrade of existing / installation of new door entry system, CCTV systems, fire alarm systems, intruder alarms systems, security gates, estate lighting improvements etc.
- The supply and installation of new electrical re-wires to a range of residential and non residential properties (including multi occupancy blocks of flats etc.)
- Testing and certification of the works upon completion



### Lot 6: Internal & External Decoration / Repairs

Lot 6 covers the provision of repairs and cyclical decoration works to the internal and external structures of the properties identified by the member. The works are likely to include but are not limited to:

- The supply, erection and hire of access equipment to allow for works to proceed
- Repair various elements of the external envelope of the properties
- The upgrade / renewal of cavity wall insulation
- The cyclical redecoration of previously painted external & communal areas, including anti graffiti paint, fire precaution works etc.

