

OUTLINE SCOPE OF WORKS
FOR EXTERNAL REDECORATION AND REPAIR


FRONT ELEVATION ONLY

AT

**HERITAGE BUILDING
LOWER FORE STREET
SALTASH, CORNWALL
PL12 6JQ**

FOR SALTASH TOWN COUNCIL



Prepared By: James M Barron MRICS	Date: 5 March 2025	Rev:
Checked By: 	Job Ref: 4483	



- Chartered Building Surveyors
- Project Managers
- Property Inspections
- Architectural Design

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SECTION ONE

- General Items

SECTION TWO

- Scope of Works



SECTION ONE

General Items

1.1 Scope of Works

The work involves external repair and redecoration to the front elevation only of the Heritage Building Lower Fore Street, Saltash PL12 6JQ.

1.2 Description of Property

The front elevation of the Heritage Building is at 17 Lower Fore Street and fronts onto the pavement, being three storeys high.

1.3 Parties

Employer is Saltash Town Council, 12 Lower Fore Street, Saltash, Cornwall PL12 6JX.

1.4 Pricing This Schedule

Make a site visit through liaising with Saltash Town Council (Ian Bovis, Service Delivery Manager Tel: 01752 844846 ian.bovis@saltash.gov.uk) to inspect the rear parts of the property.

1.5 CDM Regulations

The contractor is to comply with CDM 2015 for this project.

1.6 Scaffolding

Include for scaffold access at the front elevation. Include for all pavement licenses and costs. Ensure the scaffold is erected by a competent contractor and is properly maintained through the project. Keep scaffold records. Ensure all scaffold access ladders are removed at the end of each working session. All low level scaffold poles to be taped with protective tape and foam and undertake all in accordance with good working practice and scaffolding regulations.

1.7 Power, Water and Welfare

Contractors will be permitted use of the building's water and power supplies and welfare facilities will be made available locally.



1.8 Insurances

The contractor must carry their own set of Public Liability, Employers Liability and Contractors All Risk insurances.

1.9 Contingency

When pricing this schedule, allow the contingency sum of **£2,500.00** to be expended at the discretion of the Employer.



SECTION TWO

Scope of Works

2.1 Fungicidal Wash and Rinse

Thoroughly fungicidal wash and rinse all previously painted rendered areas of the front elevation and all previously painted timber work and PVC. Take care to clean off as much rust staining under the flagpole bracket as possible. Leave ready for painting. Use environmentally friendly fungicides suitable for use over public areas.

2.2 Clear Gutters

Thoroughly clean out the plastic gutter along the front elevation. Thoroughly clean off moss and algae. Water test the gutter. Allow to seal all gutter joints and leave gutter watertight.

2.3 Render Repair

Tap test the render at ground, first and second floor.

Report any hollow/de-bonded areas of render to the Employer.

Seek instruction for render replacement which will be valued from the project contingency.

2.4 Overhead Cables

The contractor must note that there are overhead lighting and telecoms cables across the front elevation. Protect these cables at all time and leave safe.

2.5 Timber Repairs

Carry out the following specific timber repairs:

- Second floor window – replace 1no. windowsill complete, length 1.2m.
- First floor window – replace 1no. windowsill complete, length 1.2m.
- Ground floor moulding under lead canopy – replace 1.5Lm with matching timber, securely fixed back to fascia and left ready for painting.
- Left hand timber pillar, side No. 17 entrance door – replace pillar at bottom of pillar with a matching pedestal.



- Ground floor sash windows – keep all of these windows fixed and painted shut.
- Middle lower sash bottom – scarf repair 1Lm by 50mm by 50mm new timber.
- Mullion capping between middle and right hand sash – scarf repair base 400mm.
- Vertical mullion between middle and right hand sash – scarf repair vertical timber 200m by 50mm by 50mm.
- Both entrance doors and frames – prepare and paint. Include for removing all rusted door hinges and replacing with new stainless steel hinges and leave in good condition.

In addition to the above, dig out all soft timber from all windows, frames, sills, fascias, soffits and mouldings around shop front. Dig back to firm wood. Fill with epoxy resin woodcare repair, rub down and bring forward, leaving ready for decoration.

2.6 Flagpole Bracket

Remove the existing flagpole bracket and dispose of fixings.

Take the bracket to a metal fabricator. Arrange for a new galvanised steel bracket powdercoated black to be manufactured to matching size and dimensions. Re-fit the new galvanised powdercoated bracket to the wall in the existing position and leave in good condition.

2.7 Leadwork Over Shop Canopy

Closely inspect the leadwork. Clean off all previous paint and carry out lead repairs over any splits or cracks. Subsequently, overcoat the lead with mesh Acropol waterproof paint including the lead cappings over the corbel upstands either side of the canopy. Leave in good condition.

2.8 Paint Masonry

Thoroughly prepare and paint all previously painted render. Include for contrasting colour sills and splash course. Include for painting inside both door entrance undercrofts. Colours to match existing. Paint with two full body coats and mist coat any bare areas. Leave in good condition.

2.9 Redundant Fixings

Dig out from the render all redundant fixings and brackets. Make good render locally and leave ready for painting.



2.10 Timber Brackets

Either side ground floor sash – prepare and paint with undercoat and gloss and leave in good condition.

2.11 Noticeboards

Allow to remove the noticeboards inside the undercroft outside No. 17 door. Temporarily store safely. Reinstall onto painted walls and leave in good condition.

2.12 Mural Fascia Signage And Opening Time Signs Etc.

Temporarily remove and safely store all signage from the front elevation. Allow to prepare and paint all surfaces behind, which is a blocked up and rendered opening. Reinstall signage on completion and leave in good condition.

2.13 Clean Up

Regularly throughout and upon completion, clean the works and keep the site tidy.

2.14 Liaison with Neighbour

Liaise with Saltash Town Council and the neighbours throughout the work to keep advised of activities and particularly scaffold erection and dismantling.