

## Elm Village Painting works – Clarification of specification

### Tender Information

This redecoration programme is for the exterior of the leasehold and freehold buildings on the site at Elm Village, Camden, and the white hand rails and cycle barriers on the footpaths and steps around the estate. (The tall black gates to the rear alleys and allotments and the black railing to the semi-circular grassed area will be done with other funding later). Address lists with tenure notes and a site plan will be provided.

Elm Village is a mixed tenure scheme which contains rented leasehold and freehold properties. Places for People Homes has different repairing and maintenance responsibilities according to tenure and other factors. This document sets out those differences for the purpose of tenders for external redecoration as follows;

#### 1. Leasehold flats.

Places for People Homes are responsible for the repair and maintenance of all of the exterior of these properties including external features such as planters, entrance canopies and supports and railings, external staircases, bin areas and balcony railings and supporting pillars as well as the windows and doors. There is one large block of flats along Barker Drive and a small number of other flats around the site mixed with the terraces of houses. The scope of works for the **Leasehold flats** will be:

- Preparation and painting of all previously painted timbers, brickwork and rendered surfaces on the buildings as per the enclosed specifications. The contractor's price must include the costs of remedial repair works to the substrates affected by the works.
- *Please note* that the windows and doors in most cases are the original and will require significant minor repair and replacement due to wear and tear and rot, and thorough re-painting preparation will be required. Careful inspection of a large number of the windows is recommended before a tender is submitted. (The windows will be replaced in five years time)
- *Please note* that there are meter cupboard doors under the stairs at Barker Drive and wooden shelters for the refuse bins and a white railing along the front communal gardens.
- A choice of a reasonable range of colours for the front doors should be offered
- Cleaning down of all rain water goods including the removal of all debris from the gutters, replacing worn and leaking gutter seals where required, replacing broken brackets and stop ends where missing.
- Provision of wire mesh downpipe protectors to prevent leaf filling.
- Cleaning, repair and rearrangement of cabling and trunking on fascia and soffits where required
- Washing down of external UVPC finishes, such as windows, doors, fascia boards, and barge boards (where applicable- some flats have new windows).
- Cleaning of stains, green algae and mineral deposits from brick and render surfaces and tiled external steps
- Repair of planter drainage to prevent rust staining on supporting pillar.
- Inspection of exterior walls and roof and ridge tiles whilst working at height and reporting on the general condition and any remedial work required.
- Preparation and painting of fences to the front gardens or communal areas (not rear).

The address list supplied will include a tenure note to clearly identify these properties.

## **2. Leasehold houses.**

Places for People Homes are responsible for the repair and maintenance of all of the exterior of these properties including external features as well as the windows and doors. These properties make up the majority of the houses on the site. The scope of the works for the **leasehold houses** will be the same as that for the Leasehold flats above.

The address list supplied will include a tenure note to clearly identify these properties.

## **3. Freehold houses.**

Places for People Homes are only responsible for limited redecorations on **freehold houses**;

- Preparation and painting of soffits to all properties as per the enclosed specifications.
- Cleaning down of all rain water goods including the removal of all debris from the gutters, replacing worn and leaking gutter seals where required, replacing broken brackets and stop ends where missing.
- Provision of downpipe protectors to prevent leaf filling.
- Cleaning, repair and rearrangement of cabling and trunking on fascia and soffits where required
- Inspection of exterior walls and roof and ridge tiles whilst working at height and reporting on the general condition and any remedial work required.

The address list supplied will include a tenure note to clearly identify these properties.

## **4. Rented Properties.**

*Please note* that there are eleven general **rented** properties, both flats and houses, and twelve supported housing rented flats at 44 St Pancras Way on this site. **These properties are to be decorated as per leasehold properties.**

**The St Pancras Way flats must be invoiced separately.**

The address list supplied will include a tenure note to clearly identify these properties.

## **Contractors Notes**

Care must be taken around **conservatories** installed to some properties, but the conservatories themselves are NOT to be included as they are not Places for Peoples' responsibility.

Tenders must include the details of the supervision and quality control arrangements to be employed by the contractor. Considerate coordination with home owners and the site Residents Association will be required.

Please see the attached excel spreadsheet which contains the address details and tenure type for each property included in this tender.

**Tender prices must be submitted by property, and with separate access costs denoted, as well as by programme total.**