

Trade	Electrical	Revision	D
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Project Overview:

Brief overview of the project, site or phase providing relevant information

A. Product Selector

Products must be purchased through our Group National Suppliers.

Code	Item	Included	Product Selector Item	Product
A	1	✓	Consumer Units: Primary Contact	Hager (UK) Ltd: Ash Knowles - ash.knowles@hager.com
A	2	✓	Ventilation - Mechanical Ventilation & MVHR: Primary Contact	Zehnder Group UK Ltd: Neil Atkins - Neil.Atkins@zehndergroup.com
A	3	✓	Electrical Fittings: Primary Contact	Deta Electrical Company Ltd: Neil Clack - neil.clack@detaelectrical.co.uk

B. Key Information

Code	Item	Included	Scope of Works Item
Quality & Compliance			
B	1	✓	Supply all labour, materials, tools, equipment and fixings to carry out all first and second fix electrical works in accordance with the relevant site specific drawings, details, schedules and below details:
B	2	✓	Materials and workmanship to comply to current:
B	2.1	✓	NHBC standards and recommendations.
B	2.2	✓	British standards code of practice
B	2.3	✓	TW UK Construction Specification and details
B	2.4	✓	Framework Agreement
B	2.5	✓	House type working drawings
B	2.6	✓	Standard details
B	2.7	✓	Manufacturers' instructions.
B	2.8	✓	TW Customer Quality Approach (CQA) document.
B	2.9	✓	TW Production Manual.
B	2.10	✓	Customer Service Policy.
B	2.11	✓	Air Tightness Best Practice Manual
B	2.12	✓	Robust details
B	2.13	✓	TW Current Health & Safety Manual
B	2.14	✓	Materials Plan
B	2.15	✓	External Layout
B	2.16	✓	Kitchen Layout
B	2.17	✓	National Sales Tiered Standard Specification
B	2.18	✓	BSA Contractors Guidance
B	3	✓	If there is a conflict between building regulations, British standards, NHBC guidelines and TW UK construction specification. The contractor is to contact and confirm with the TW BU Technical department prior to installation.
B	4	✓	You must provide supervision and ensure all works are fully checked and completed prior to offering to Taylor Wimpey Site management. TW Build Quality Checklist (BQC) must also be signed by the contractor and TW.
B	5	✓	Contractor is not permitted to vary the design without first obtaining prior written approval from the regional technical teams.
B	6	✓	The contractor to examine the drawings and specifications, and any questions should be raised prior to contract start.
B	7	✓	It is essential that the Contractor liaises with all other trades associated with the Works to ensure details are constructed correctly and appropriately prior to following work being carried out.
B	8	✓	The contractor will be responsible for the cable design whilst adhering to the positions on the drawings of all electrical fittings.
B	9	✓	The contractor is to make themselves familiar with manufacturer's allowable boring zones for engineered joists and timber frame, where applicable.
B	10	✓	Where cables are sited within the insulation, it is the contractor's responsibility to ensure compliance with regulations and manufacturers' guidance.
B	11	✓	All products supplied by the contractor must have the appropriate certification for their specific use so that it can be presented to warranty stakeholders.
B	12	✓	Taylor Wimpey reserves the right to recover £50 per Reportable Item received by the Subcontractor at the end of each quarter.
Part L Compliance			
B	13.1	✓	Subcontractors are required to pause works to allow for Taylor Wimpey employees to take photos of the six key build stages that must be captured in order to fulfil legislative requirements set by Part L (Conservation of Fuel and Power).
B	13.2	✓	Subcontractors are required to have robust QA processes in place. Evidence of such may be requested by Taylor Wimpey employees at any point to ensure these processes are being consistently exercised.
C. HSE			
C	1	✓	Please refer to the HSE Manual.
C	2	✓	Isolate power to sockets / spurs as per safe systems of works as detailed in the HSE Manual.

D. Materials & Logistics			
D	1	✓	The subcontractor will be responsible for all material handling applicable to their trade. TW will make available, where possible, a forklift and driver. The driver will not be responsible for sorting, loading, unloading or any other activity on behalf of the Subcontractor. Sufficient resources shall be allowed by the subcontractor for this purpose.
D	2	✓	The contractor is to coordinate with the site manager/material controller for material requirements daily. No claims for delay due to lack of materials will be accepted.
D	3	✓	It is the contractor's responsibility to ensure that all surplus materials are correctly stacked on pallets to either be moved back to the compound or moved on to a following plot.
D	4	✓	Secure storage for your materials is to be provided by you, in an area designated by the Site Manager.
D	5	✓	Fixings supplied by the contractor to include all proprietary fixings as required in accordance with the product manufacturers recommendations.
E. Waste			
E	1	✓	All waste to be segregated appropriately to the relevant skip provided and working area to be left in a clean and tidy state. Any material movement to or from site must comply with waste regulations, transfer tickets must be made available, and the weight or volume of waste taken from site must be made available to TW upon request.
E	2	✓	It is the contractor's responsibility to ensure minimal wastage of materials. TW reserves the right to levy charges against the electrician in the event of excess materials wastage.
E	3	✓	The TW Site Management team should be made aware of any surplus material for reuse in other plots.
F. Cleaning & Protection			
F	1	✓	Please refer to Protection Guidance in S21 of the Production Manual.
F	2	✓	It is the contractor's responsibility to ensure that all their work is suitably protected, in line with S21 of the Production Manual.
F	3	✓	Should the contractor feel that adequate protection has not been provided by other trades for them to safely carry out their works, it is the responsibility of the contractor to notify the TW site manager.

Project Tasks			
<i>Note to TW - where a section is highlighted, there is a choice, please pick the relevant options to be included in the scope using the drop downs.</i>			
Code	Item	Included	Scope of Works Item
G. Quotation & Inclusions			
G	1	✓	Quotation to be broken down in labour & materials.
G	2	✓	Price to be fixed for a minimum of 12 months'.
G	3	✓	The contractor is to provide a full inclusive lump sum price per plot in accordance with the House Type working drawings, materials plan, engineering drawings and design, elevation drawings and other tender drawings and information.
H. Project Tasks			
H	1	✓	Supply and install the electrical distribution systems including all sub mains cabling, emergency lighting system and door entry systems as per drawings.
H	2	✓	For apartment blocks, lift installations will require 3 phase supply, sub mains cabling, lighting, smoke detection, telephone lines etc.
H	3	✓	Ancillary buildings etc. - where shown on drawings will include external lighting and power to the dwellings, ditto garages, bin stores, cycle stores and other ancillary buildings as well as column and bollard lighting to communal areas that may require the use of armoured cable.
H	4	✓	Supply and install all first fix works as per customer / TW options; cabling, back boxes and duct work in walls and ceilings as specified in the product selector (insulated ductwork in lofts including all associated fixings) to include the following where applicable:
H	5	✓	All light points, electrical sockets and mechanical or electrical fittings
H	6	✓	Cable capping
H	7	✓	Metal Accessory Back Boxes
H	8	✓	Metal blanking plates for cables passing within 50mm of the surface.
H	9	✓	Thermostat controls (supplied by plumber)
H	10	✓	Extractor fans
H	11	✓	Semi-rigid duct to extract ventilation including all associated proprietary fixings and fittings
H	12	✓	The Electrician is to review the ducting layout to ensure that the preferred location for extract is being obtained to limit the duct runs and to reduce the load on a fan, limit the noise and exiting through an external wall.
H	13	✓	Cables to be marked with the height and location at which they must pass out of the partition. For dryliners information.
H	14	✓	Cabling shall be protected from touching other service gas pipes and water pipes by spacing with insulation.

H	15	✓	Cables to kitchen under pelmet and under plinth lights shall be adequately fixed. Tape fixings will not be permitted. Cables to be connected to kitchen lighting circuit.
H	16	✓	The Electrician must ensure unconnected cables at outlets are neatly coiled within the outlet box so as not to restrict plastering/drylining. They must also be covered to avoid plastering/drylining being in the outlet box.
H	17	✓	Grommets are to be supplied by the Electrician for the protection of cables passing through the metal stud partitioning.
H	18	✓	The Electrician must drill ALL service penetrations and SEAL them ("if you drill it you fill it!") including light fittings. Likewise seal around cable penetrations between ceiling rose light fittings and plasterboard with suitable flexible sealant.
H	19	✓	Cabling in channels shall be protected with plastic capping. No channels to be made in separating (party) walls.
H	20	✓	All cabling passing through masonry walls must be protected by a sleeve / duct.
H	21	✓	Where accessories are back to back (possibly at different heights but within the same cavity) the accessory (e.g. a putty pad) on the side at risk of fire (the room side of the partition) should be fire protected.
H	22	✓	Cables and boxes to masonry walls are to be fixed in required positions prior to drylining (where applicable).
H	23	✓	The Electrician must check telephone outlets after connection of main box by BT to ensure all outlets work correctly.
H	24	✓	The Electrician must ensure outlet boxes are correctly positioned, evenly spaced and consistent relative to the finished wall/ceiling surfaces with a batten supporting all outlets.
H	25	✓	Recess switch boxes to masonry walls as necessary to ensure face plates are flush with dry lining.
H	26	✓	Include for fitting of noggins for you works. Supplied by others.
H	27	✓	The Electrician must supply, fit and connect spur supplies to extract fan locations from local lighting circuit.
H	28	✓	Where a duct rises vertically, a condensation trap with drain shall be fitted. To ensure the semi-rigid ducting is installed without peaks or troughs.
H	29	✓	Where semi rigid ducting runs through a roof void the Electrician is to ensure that it is suitably insulated
H	30	✓	The Electrician is to allow for external cover grills as required, to include any necessary holes through joist, core drilling required, as shown on drawings.
H	31	✓	The Electrician must supply, fit and connect all semi rigid ducting to airbricks and tile vents, which are to be supplied and fitted by others, including core drilling through walls.
H	32	✓	Extract fans air flow rates to be tested to ensure they meet designed airflow rates as per the Zehnder Greenwood designs and provide certificates for CML.
H	33	✓	Pyramid downlights in kitchens to all Plots (Excluding Shared and rented units) - supplied by others
H	34	✓	Where indicated on the sales specification, The Electrician must supply, fit and connect to light circuit, all kitchen unit lighting.
H	35	✓	All switched spurs for appliances to be identified.
H	36	✓	Install Solar PV Panels (MCS Accredited Installers Only)
H	37	✓	Smoke detector within the loft space when solar PV panels are used.
H	38	✓	Automatic Opening Vent (AOV) including relevant smoke alarm systems. Smoke alarms are to be mains operated with a battery back up and connected to the lighting circuit. Note: carbon dioxide monitor to be installed by others.
H	39	✓	Cat 5 cabling allowed for from external box to main distribution point and any other outlets.
H	40	✓	Audio or video door entry system in apartment blocks as specified.
H	41	✓	Coaxial Screened Cables (apartment blocks) (must be SkyQ compatible)
H	42	✓	TV Aerial to apartments (must be SkyQ compatible)
H	43	✓	TV points as indicated on drawings – Reception 1 and Bedroom 1 or co-axial outlet (as noted in the sales specification) to loft and leave a 5m coiled for later connection to antenna supplied and fitted by others.
H	44	✓	Label cables in loft with location of outlet to each.
H	45	✓	Telecom points as indicated on drawings – Master Only (Usually in hallway)
H	46	✓	Supply and fit cable channels to cables on blockwork walls
H	47	✓	Electrical works to substations
H	48	✓	Bollard lighting
H	49	✓	EV Charging point
H	50	✓	Supply and install all second fix electrical fittings as specified in the product selector.

H	51	✓	Consumer Units. Liaise with the carpenter to ensure that all cables are clipped at the position where they must pass through the partition head or sole plate and fit noggings where necessary. Cables should be adequately supported when passing through partitions or joists.
H	52	✓	Where specified, supply and fit a communal Landlords consumer unit as per drawing.
H	53	✓	The contractor is responsible for assessing and calculating the correct loads. This includes showers, electric hobs, EV charging and PVs.
H	54	✓	Connections to consumer unit can only be completed after receiving confirmation from the TW site manager as per HSE guidance, reference: "energising a circuit."
H	55	✓	Grid Switch Units
H	56	✓	White plastic light fitting, switches and socket outlets
H	57	✓	Fire & acoustic rated socket and switch insets (To timber separating walls where no service void is specified)
H	58	✓	Electrician to supply, fit and connect to light circuit, ceiling pendants (S106), and LED lamps prior to handover.
H	59	✓	The Electrician must connect the immersion heater(s) to the water heater switch.
H	60	✓	The Electrician must supply, fit and connect to ring main circuit a spur to the boiler.
H	61	✓	USB charging points
H	62	✓	Smoke and Heat Detectors
H	63	✓	Extract Ventilators
H	64	✓	Door bells
H	65	✓	Outside lights to front entrance door. (Rear light wired only)
H	66	✓	Connection points for appliances, heating thermostatic controls, showers, boilers, Ariel's, tv, sky, electrical meter boxes to be completed by the electrician.
H	67	✓	Test and commission all electrical points and fittings
H	68	✓	Supply padlock to the consumer unit
H	69	✓	The electrician must supply and fit all lamps and tubes including low energy light bulbs as per drawings/specification to all light fittings.
H	70	✓	All garages integral, detached and attached within the plot curtilage to have first and second fix works as per drawings and to allow for the 1 double socket and 1 single pendant.
H	71	✓	Attached and integral garage circuits to be installed as 'extensions' of standard ground floor lighting and power circuits.
H	72	✓	Supply power to external garage as per drawing. Power to detached garages using appropriately sized steel wire armoured (SWA) cabling as per relevant British Standard.
H	73	✓	The Electrician must clearly identify all circuits at the consumer unit, using printed labels.
H	74	✓	If at tender stage, there is not a current site-specific housing association specification the Contractor is to use TW standard housing association specification.
H	75	✓	Where there is a conflict in the above-mentioned drawings, specifications and regulations it is deemed that the contractor has allowed for the higher quality or number within their tender.
H	76	✓	Where the meter is available connection must be made at the earliest, safe opportunity.
H	77	✓	Carry out all ancillary work such as drilling, core drilling, chasing, notching, etc. Place and fix into position electric meter box including supply of all necessary fixings.
H	78	✓	The Electrician must supply operation and/or maintenance manuals and guarantees for all equipment supplied by the Sub-contractor and hand them to the TW site manager upon completion of the work to each plot.
H	79	✓	The Electrician to issue NICEIC certificate to site manager before finals.
H	80	✓	On completion, test the installation in accordance with Part 7.13 of the IET regulations, with the Employer's and the NHBC's (or other approved body's) requirements.
H	81	✓	The Electrician must provide the Site Manager and the supply authorities with a copy of the Electrical Installation Certificate (refer to Appendix 6 of the IET Regulations) not later than seven days prior to structural completion of the unit.
H	82	✓	If a unit fails a test the Electrician shall be liable for all costs associated with re-testing.

<i>Open text box - to be used to capture any comment or amendments to be assessed and included on future SOWs.</i>		
Item	Included	Scope of Works Item

Date:

Signature: