

Trade	Bricklaying (Timber Frame)	Revision	D
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Project Overview:

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

A. Product Selector / Contact Details				
Products must be purchased through our Group National Suppliers.				
Code	Item	Included	Product Selector Item	Product
A	1	✓	Telescopic Vents - Contact	Manthorpe Ltd : Gareth Wright - gareth.wright@manthorpebp.co.uk
A	2	✓	Mortar - Primary Contact	Tarmac Building Products Ltd: Louisa Mackenzie - louisa.mackenzie@tarmacbp.co.uk CPI Euromix: Stuart Russell - Stuart.Russell@cpiEuroMix.com

Key Information				
Code	Item	Included	Scope of Works Item	
B. Quality & Compliance				
B	1	✓	Supply all labour, tools, equipment & relevant sundry materials as noted below to carry out all brickwork, masonry and blockwork works in accordance with the relevant site specific drawings, details, schedules and below information. Forklift, scaffolding & silos provided by TW.	
B	2	✓	Materials and workmanship to comply to current:	
B	2.1	✓	NHBC standards and recommendations.	
B	2.2	✓	<i>British standards code of practice</i>	
B	2.3	✓	<i>TW UK Construction Specification and details</i>	
B	2.4	✓	<i>Framework agreement</i>	
B	2.5	✓	<i>Manufacturers' instructions,</i>	
B	2.6	✓	<i>House type working drawings</i>	
B	2.7	✓	<i>Standard details</i>	
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	✓	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 (e.g. wall plate installation & brick vents for mechanical ventilation) are constructed correctly and appropriately prior to following work being carried out.	
B	8	✓	Specialist advice should be sought for any work involving natural stone and specific controls including mortar must be in place.	
B	9	✓	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	10.1	✓	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	10.2	✓	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	✓	Trestles supplied by TW, where required.
C	3	✓	All relevant contractors must complete ARC's mandatory e-learning training on product installation by October 2025 to ensure compliance with Building Safety Act obligations. This can be accessed via the following link https://www.arcbuildingsolutions.co.uk/protect/knowledge/vle/
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. The Contractor is also responsible for informing the site team how full the silos currently are. 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	✓	Mortar or mortar silos will be provided by TW Group Approved Suppliers. Subcontractor operatives must be trained in the use and the maintenance of mortar silos. Trained operators follow the daily start-up procedures, daily cleaning and weekly cleaning procedures as laid out by the silo supplier. It is the subcontractors responsibility to maintain the silo. Taylor Wimpey will not be responsible for any breakdown cost or loss in production due to silo downtimes from poor maintenance. The contractor will keep a clear maintenance manual for regular signing to prove that required maintenance is being carried out. Failure to carry out the correct maintenance may result in the contractor being charged for any repair works that occur.
D	5	✓	All materials and bricks will be supplied by Taylor Wimpey group approved suppliers unless stated otherwise.
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. TW reserves the right to levy charges against any contractor who fails to segregate waste effectively. 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 bricklayer in the event of excess materials and mortar 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.
F	4	✓	The Contractor must clean all mortar droppings from the surface of the floor on a daily basis.
F	5	✓	All works need to be propped appropriately to minimise wind damage.
F	6	✓	Ensure all scaffold boards are scraped and cleared of rubbish / waste at the end of each working day.
F	7	✓	All necessary steps should be taken to ensure all lead/brickwork/stonework is regularly cleaned during the construction process.

Project Tasks			
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.			
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 required to submit an all and inclusive lump sum fixed price all works from DPC to lay only facing bricks, stonework, aircrete, concrete blockwork and the providing of relevant sundry materials should be all encompassing and inclusive of all labours. No extra over rates or dayworks will be entertained. Substructure works may be completed by the groundworker, this should be confirmed at point of tender.
G	4	✓	Include in your quotation a rate for the hire of a crane with a fully trained slinger or banksman.
G	5	✓	If agreed at tender stage before the tender submission that the contract will be rate only then the contract offer will be calculated based on brick and block quantities and agreed rates. All other labours are deemed to be included. Screen walls will be based upon total maximum quantities at the submitted rates but itemised separately.
G	6	✓	The price must include accurately setting out of plots including bonding, storey heights, and vent bricks being set to height, position and bonded appropriately.
G	7	✓	All screen walls to be priced separately including expansion joints / deadwork / copings and special details such as crease tiles, cock & hen, stone etc. Facework to retaining walls to be priced separately including all items detailed in screen walls.
G	8	✓	All Garages and other buildings such as bin stores / cycle stores / sub-stations to be included
G	9	✓	The contractor is to ensure they have clarified at tender stage whether any render plots will be built in brickwork or blockwork. If not carried out, it will be deemed that you have accepted standard methods that are used within that BU.

G	10	✓	Making good of putlog holes (where required) with scaffold dismantle.
G	11	✓	Gable cuts and any other brick cutting
G	12	✓	Radon / Methane barrier detail
G	13	✓	All loading out incl any additional loading out required due to free standing scaffold, rakers in the way etc to be allowed
G	14	✓	Checked window reveals to be allowed
G	15	✓	Allow for building in external letter boxes to apartment blocks as detailed on relevant elevations
G	16	✓	Form all feature brickwork/stonework detailing as shown on working drawings i.e. banding, soldier, dentil, corbel, quoin, arches etc. Return visits and out of sequence works in relation to the installation of such items is deemed included within the contract.
G	17	✓	Prior to brickwork commencement, sample panels will be produced for inspection by the site management and the acceptable standard will be agreed.
G	18	✓	Wall constructions to include for the fitting or building in of the following ancillary materials and components as required by design.
H. Project Tasks			
H	1	✓	Construct facing brickwork, blockwork or stonework to the outer external cavity wall leaf where the splash courses have been left down to below finished ground level.
H	2	✓	Construct facing brickwork, blockwork or stonework to the outer external cavity wall leaf (Inner wall leaf is Timber frame).
H	3	✓	Ensure all settlement details and allowances are incorporated at openings, eaves, verges and all other external wall penetrations.
H	4	✓	Firestopping to be fitted as per timber frame manufacturers' instructions.
H	5	✓	ARC cavity stop sock - Supply & Fit
H	6	✓	ARC T-Barrier masonry - Supply & Fit
H	7	✓	Fire barriers must be installed as per manufacturer's guidance and installers must hold records of training to demonstrate competency to install fire barriers.
H	8	✓	Mortar joints to have a neat bucket handle finish.
H	9	✓	Where brickwork is being used for render to allow for sufficient key. The bricklayer needs to allow for the bricks to be laid with the mortar joint recessed 10 to 12 mm by which any depth squarely.
H	10	✓	All DPC, lintels, steelwork etc. to be fully bedded on a mortar bed.
H	11	✓	Damp proof courses (horizontal and vertical) - Supply & Fit
H	12	✓	Wall ties including slip ties - Supply & Fit
H	13	✓	Weep vents (fitted flush and to match colour of brickwork where applicable) - Supply & Fit
H	14	✓	Expansion joints - Supply & Fit
H	15	✓	Bed joint reinforcement - Supply & Fit
H	16	✓	Padstones - Fit Only
H	17	✓	Steelwork including wind posts - Supply & Fit
H	18	✓	Gas and electric meter boxes - Supply & Fit
H	19	✓	Air bricks and liners for mechanical extract ventilation ducts - Supply & Fit
H	20	✓	The bricklayer is to work with the carpenter to assist in the setting out of the duct work and lateral restraint strap positioning to ensure that the correct coursing is met.
H	21	✓	Window and door formers and clips - Supply & Fit
H	22	✓	Forming openings for extract ventilation ducts & installation of the ventilation brick & duct fixing - Supply & Fit
H	23	✓	Partial Fill Cavity Insulation (if applicable) including clips - Supply & Fit
H	24	✓	Lintels (Group Deal: Keystone) - Supplied by TWL & fitted by bricklayer
H	25	✓	Beam and joist filling - Supply & Fit
H	26	✓	Cavity trays as per drawings and details - Supply & Fit
H	27	✓	Mortar joints to be chased out as necessary for lead work and made good after lead has been fitted by others (England and Wales).
H	28	✓	Bed wall plates (carpenter to cut) and build in lateral strapping to floor systems and roofs - Supply & Fit
H	29	✓	Construct gables as main brickwork with fair face cutting of bricks at gables

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

Date:

Signature: _____