

Trade	Carpentry (Timber Frame)	Revision	C
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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	✓	Builders Merchant: Primary Contact	Travis Perkins: Neil Henderson - neil.henderson@travisperkins.co.uk Jewson: Clare Hadfield - clare.hadfield@sghd.co.uk Wayne Brett - Wayne.Brett@jewson.co.uk
A	2	✓	Chipboard decking - Primary Contact	Egger (UK Ltd): Daniel Soulsby - Daniel.Soulsby@egger.com Crendon Timber Engineering: Michael Timmins - michael.timmins@crendon.co.uk
A	3	✓	I Beams - Primary Contact	Donaldson Timber Engineering Ltd : Luke Roberts - LukeR@donaldson-timber.co.uk Staircraft Integrated Solutions Ltd: Aaron Campbell - aaron.campbell@staircraft-ltd.co.uk
A	4	✓	I Beams Manufacturer - Primary Contact	Metsa Wood UK Ltd: Matt Collins - matt.collins@mitsagroup.com Dan Hainsworth - daniel.hainsworth@mitsagroup.com
A	5	✓	Internal Doors - Primary Contact	Jeld-Wen UK Ltd : Barry Armstrong - BJArmstrong@jeldv Premdor : Iain Cameron - icameron@fibercill.com
A	6	✓	Loft Hatches - Primary Contact	Building Product Design Ltd. t/a Glidevale : Russell Crane - russellc@glidevaleprotect.com Nick Beswick - nickb@buildingproductdesign.com Manthorpe Ltd : Gareth Wright - Gareth.Wright@manthorpe.co.uk Belvina Camm - belvina.camm@manthorpebp.co.uk Crendon Timber Engineering Ltd : Michael Timmins - michael.timmins@crendon.co.uk Donaldson Timber Engineering Ltd : Oli James - OliJ@donaldson-timber.co.uk Howarth Timber : Richard Rudge - RRudge@Howarth-Timber.co.uk National Timber Systems : Rob Timmins - rtimmins@nytimber.co.uk Pasquill : Chris Powell - chris.powell@pasquill.co.uk Merronbrook : Alex Duff - Alex@merronbrook.co.uk Harlow Timber Systems : Stuart Dinsdale - Stuart.Dinsdale@harlowts.co.uk Robinson Manufacturing: Jordan Wagstaff - Jordan.Wagstaff@rmuk.co.uk MBM : Paul Murrell - pmurrell@falconnpp.co.uk ; tilbury@falconnpp.co.uk Woodbridge Timber : Brian McVeigh - brian@woodbridge.co.uk Donaldson Timber Engineering Ltd : Mark Bowers - mbowers@donaldson-timber.co.uk Metsa Wood (UK) Ltd : Daniel Hainsworth - daniel.hainsworth@mitsagroup.com
A	7	✓	Roof Trusses - Primary Contact	
A	8	✓	Sawn Timber & CLS - Primary Contact	
A	9	✓	Skirting & Architrave, Window Boards and Door Kit Linings - Primary Contact	

A	10	✓	Stairs - Primary Contact	<p>GD Woodworking Ltd : Andrew Ducker - andrew.ducker@gdwoodworking.co.uk</p> <p>Staircraft Integrated Solutions Ltd : Aaron Campbell - aaron.campbell@staircraft-ltd.co.uk</p> <p>Frame Homes (South West) Ltd: Shawn Joy - shawn.joy@framehomes.co.uk</p> <p>Pinewood Structures Ltd: Geoff Arnold - Geoff.Arnold@pinewood-structures.co.uk</p>
	11	✓	Timber Frame - Primary Contact	

B. Key Information				
Code	Item	Included	Scope of Works Item	
Quality & Compliance				
B	1	✓	Supply all labour, tools, equipment and fixings to carry out all first and second fix carpentry works in accordance with the relevant site specifications, 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	✓	National Sales Tiered Standard Specification	
B	2.8	✓	Manufacturers' instructions,	
B	2.9	✓	TW Customer Quality Approach (CQA) document,	
B	2.10	✓	TW Production Manual,	
B	2.11	✓	Customer Service Policy,	
B	2.12	✓	Air Tightness Best Practice Manual	
B	2.13	✓	Robust details	
B	2.14	✓	TW Current Health & Safety Manual	
B	2.15	✓	HA Specification	
B	2.16	✓	BSA Contractors Guidance	
B	3	✓	If there is a conflict between building regulations, British standards, NHBC guidelines and TW UK construction specification. The contractor must 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. 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 as per the following work being carried out.	
B	8	✓	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	9.1	✓	Subcontractors are required to pause works to allow for Taylor Wimpey employees to take photos of the six key build stages that must be in place in order to fulfil legislative requirements set by Part L (Conservation of Fuel and Power).	
B	9.2	✓	Subcontractors are required to have robust QA processes in place. Evidence of such may be requested by Taylor Wimpey employees to ensure these processes are being consistently exercised.	
C. HSE				
C	1	✓	Please refer to the HSE Manual.	
C	2	✓	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	
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 driver who will not be responsible for sorting, loading, unloading or any other activity on behalf of the Subcontractor. Sufficient resources shall be provided for 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 to 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 contractor's site 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	✓	Suppliers must protect the timber components whilst storing from wet or humid conditions, ensuring adequate ventilation. Store timber in a dry, covered, and ventilated area, away from direct sunlight, rain, snow, and groundwater, and protect them from mechanical damage or	

D	6	✓	Suppliers must have an auditable quality control and recording process in place to maintain moisture content on timber is less than 20% 48 hours prior to dispatch.
D	7	✓	Deliveries must be adequately protected to maintain the maximum moisture content of timber.
D	8	✓	Fixing supplied by the contractor to include nails, mastic, fire mastic, glue, screws and all proprietary fixings required in accordance with manufacturers' recommendations.
D	9	✓	Egger D4 decking adhesive to be purchased through approved builders' merchant.
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 charges against any contractor who fails to segregate waste effectively. Any material movement to or from site must comply with waste 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 carpenter in excess material 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	✓	Provide a rate for a crane including a fully trained slinger or banksman.
G	3	✓	Price to be fixed for a minimum of 12 months'.
G	4	✓	The contractor is to provide a full inclusive lump sum price per plot in accordance with the House Type working drawings, materials plan, drawings and design, elevation drawings and other tender drawings and information.
G	5	✓	Sufficient number of visits to complete the works and all adaptations on site to be included in accordance with the programme provided by Manager. Taylor Wimpey will not entertain costs for additional visits.
G	6	✓	All rates to complete carpentry works should be all encompassing and inclusive of all labours. No extra over rates or dayworks will be entered.
G	7	✓	The price must include the accurately setting out of works.
G	8	✓	Allowance to be made for any minor adjustments that may arise e.g. Cutting soffit widths, valleys, notching of gable ladders, fitting of ply tilting fillet etc.
G	9	✓	Allowance to be made for all shuttering works to accommodate screeding (by others) to PCC floors. All timber battens for use by others underneath of PCC floors (if applicable).
G	10	✓	The contractor to include for any framework required for photovoltaic converters.
G	11	✓	Plasterboard and noggins as required to match the design and drawings is to be used on all ceilings. Allowance required for 'plaster cat'.
G	12	✓	Include for fitting of the kitchen.
G	13	✓	Include for return visit to fit kitchen unit plinths after all flooring is complete (to include scribing).
G	14	✓	Where no personnel doors are shown, please provide an separate price per personnel door to garage to fit as a Customer Extra.
H. Project Tasks			
1st fix works to include:			
H	1	✓	Construct all timber upper floors in accordance with Taylor Wimpey floor design layout and in accordance with the floor joist manufacture details.
H	2	✓	Install and remove sacrificial joists and joist hangers with temporary weather deck over stairwell openings.

H	3	✓	Complete framing to accept loft hatch as per detail.
H	4	✓	Supply and carry out mastic around all joists where they are built into an external wall.
H	5	✓	Wall plate to be cut to length at top floor Joist stage (bedding to brickwork by bricklayer).
H	6	✓	Construct all high and low level roofs to include all trussed rafters, temporary bracing, loose timbers, bracing, valley and ridge boards, false gable ladders, rafter feet, tilting fillets, hangars, purlins, associated metalwork and all other items associated with the working drawings. E profiles where required to enable accurate setting of cavity trays / leadwork.
H	7	✓	Fit timber spandrel panels at all wall gables.
H	8	✓	Fit all timber spandrel panels on party wall of all terraced units as per drawings and design.
H	9	✓	Fit Fermacell cover strips to party wall spandrel panel joints.
H	10	✓	Fit timber battens and 60mm thick urethane batt insulation to garage face of integral garage separating walls.
H	11	✓	Supply and fit ARC u-barrier.
H	12	✓	Supply and fit ARC spandrel barrier.
H	13	✓	Supply and fit ARC soffit slab including mechanical fixings.
H	14	✓	Fire barriers must be installed as per manufacturer's guidance and installers must hold records of training to demonstrate competency to barriers.
H	15	✓	Install wind posts as per design.
H	16	✓	Where required, the Contractor will be supplied with the fire stopping and weatherboard materials for external cladding (if applicable) to i Manufacturer specification and design. To include installation of timber batons and any associated fire stopping and breather membrane and drawings.
H	17	✓	Fit Roof lights
H	18	✓	Fit false GRP Chimneys in accordance with the drawings and manufacturers details. Where a GRP chimney sits on a party wall, fire box allowed for as per NHBC guidelines.
H	19	✓	The contractor is responsible for fixing all plumbing noggins / dwangs, battens and pattresses. Note, on occasion, fabricate false floor up cylinders may be required.
H	20	✓	If required by TW drawings or details, the contractor must allow for battening and counter battening to the ceilings of garages and drive t flats over garages.
H	21	✓	Fit GRP porch canopies, dormers and bay roofs (except dormers where on a 2.5 storey dwelling as included by system roof contractor).
H	22	✓	Construct porch canopies and bay roofs from loose timbers where GRP components are not specified.
H	23	✓	Install GRP chimneys.
H	24	✓	Install gallows brackets.
H	25	✓	Construct all internal partitions to houses in CLS timber.
H	26	✓	Construct all internal partitions to houses in metal stud (if drawing states and requires this)
H	27	✓	Install timber loadbearing partitions
H	28	✓	Install I Beams
H	29	✓	Install timber buttress walls
H	30	✓	Set out and fix timber soleplates to Apartments where metal stud partitions (By others) are specified.
H	31	✓	Stair winders to be 'nogged' out to enable boarding rather than mesh.
H	32	✓	Temporary handrail for safety is to be erected around stairwell, including toe boards and fitting of tread/flight protection, prior to second fi – Houses and apartment cores. All Airtex is to be supplied by Taylor Wimpey and is to be fitted as per TW HSE manual.
H	33	✓	Construct walls and framing to underside of staircases.
H	34	✓	Contractor to make up and fix bulk heads, as required.
H	35	✓	Set out and fit all service noggins/plywood pattresses in timber frame walls for electrical outlet boxes, switches, radiators, sanitaryware, t fittings, shower trays, hot water cylinders and fans etc.
H	36	✓	Fit shower control pattress and plywood wall linings for grab rails etc to walls.

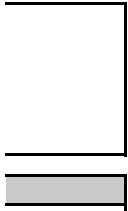
H	37	✓	Pack out steelwork as necessary to permit fixing of lining boards by others.
H	38	✓	Fit service void battens to wall areas of separating walls as denoted on the drawings.
H	39	✓	Frame out for loft access hatches.
H	40	✓	Fit External Door sets and suitable temporary protection. Garage personnel doors to be included where shown on planning layout only (customer extra).
H	41	✓	Fit plywood sub-linings to blockwork walls for all internal doors (not fire doors) as per requirements.
H	42	✓	Fit softwood subliners for all internal fire doors to blockwork walls as per requirements.
H	43	✓	Construct all garage, carport, bin store and substation roofs to include all wall plates, trussed rafters, loose timbers, bracing, valley board, gable ladders etc as the main roof.
2nd fix works to include:			
H	43	✓	Fit Internal linings including fire check linings as specified on the drawings.
H	44	✓	Skirting and architraves to be fitted to all walls and to include for scribing. MDF components will be used and fixing to be by Gripfill or similar.
H	45	✓	Construct all SVP boxings, meter boxes, and any Low level and or half height boxing for pipework etc. as shown on drawings including valves on plots with combi boilers and roof space uprights, and under stair framing to be fitted.
H	46	✓	Fit supalux board to ceilings of meter cupboards in apartment communals.
H	47	✓	Remove staircase protection and install all balustrading, spacers, wall rails, and cover moulds etc to complete the staircases.
Finishing works to include:			
H	48	✓	Fix window boards as per manufacturers' guidance ensuring cut ends are shaped to reflect front profile.
H	49	✓	Hang internal doors.
H	50	✓	Internal doors to be trimmed to under stair stores.
H	51	✓	Include for installation of internal doors and fire doors. Fit lever handles, ancillary ironmongery and door closures.
H	52	✓	Taylor Wimpey must be provided with a report showing the following information prior to CML: Door location (Plot or apartment number & the plot or door number), Photograph of fire door label (must be clear and legible), Installers name, Supervisors name, Signed to say the associated works are undamaged, has been installed in accordance with manufacturers guidance using components compatible with the test certificate. This should be handed to the site manager and should be available to check at HQL.
H	53	✓	Hardwood transition strips are to be fitted securely to all internal double doors and all external doors where indicated on drawings.
H	54	✓	Hardwood threshold strips to be installed securely to the underside of fire doors where no floor covering has been fitted.
H	55	✓	Fitting of all external doors to all plots including garage doors, supplied by TW.
H	56	✓	Fit garage personnel fire check doors and associated ironmongery.
H	57	✓	Construct slatted shelving in airing cupboards.
H	58	✓	Fit loft access hatches.
H	59	✓	Install window bars as per design and available on dochoosing. (Window bars and fixings supplied by TWL)
H	60	✓	Final easing and adjusting of doors, locks and latches once the house is complete.
H	61	✓	Fit door numerals and / or house number plates.
H	62	✓	Remove protective film and cleaning of fascia, soffit and barge board on completion of works.

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
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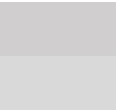
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