

Trade	Drylining (Timber Frame)	Revision	B
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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	✓	Plasterboard and auxillary items	British Gypsum to be purchased from one of the four nominated supply route partners; Sheffield Insulations Group (SIG) Encon Insulations CCF Minster
A	2	✓	Counterbattening Ceilings	Gyproc MF System
A	3	✓	Sheffield Insulations Group (SIG): Primary Contact	Michael Coghlan - michaelcoghlan@sigplc.com
A	4	✓	Encon Insulations: Primary Contact	James Rowlands - j.rowlands@encon.co.uk
A	5	✓	CCF: Primary Contact	William Harrison - william.harrison@ccftd.co.uk
A	6	✓	Minster: Primary Contact	Alex Rawson - alex.rawson@frazersolutions.co.uk
A	7	✓	Builders Merchant: Primary Contact	Travis Perkins: James Wilson - james.wilson3@travisperkins.co.uk Jewson: Sean Wall - sean.wall@jewson.co.uk

Key Information

Code	Item	Included	Scope of Works Item
B. Quality & Compliance			
B	1	✓	Supply all labour, tools, equipment, materials and fixings to carry out all drylining/plastering 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	✓	National Sales Tiered Standard Specification
B	2.7	✓	Standard details
B	2.8	✓	Manufacturer instructions
B	2.9	✓	TW Customer Quality Approach (COA) document.
B	2.10	✓	TW Production Manual.
B	2.11	✓	Customer Service Policy.
B	2.12	✓	Air Tightness Best Practice Manual
B	2.13	✓	TW Current Health & Safety Manual
B	2.14	✓	BG Whitebook
B	2.15	✓	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 must check development specific housetype drawings to confirm specification of drylining boards required in 2.5 and 3 storey homes.
B	9	✓	Separating walls -to the relevant robust details (E-WM-30 or E-WM-28) as specified.
B	10	✓	Contractor must check the development specification detail for the specification required for fire regulations in flats (corridors / riser cupboards).
B	11	✓	Moisture resistant plasterboard to be used in wet areas together with a bonding agent as required by the manufacturers requirements.

B	12	✓	All apartment communal area ceilings to be constructed using Quattro board as site specific details.
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.
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	✓	All Labour, materials, plant, tools, equipment and fixings to be included by the contractor to carry out all works including all unloading, transportation and lifting of all components, unless stated otherwise.
D	5	✓	British Gypsum products to be used as stated in the product selector. This will be spot checked by BG and will affect the TW rebate if this is not followed. TW hold the right to claim any lost rebate from the subcontractor for failure to adhere to a full British Gypsum system of products (with the exception of Metal Studding, when Timber is utilised). It is expected that every attempt is made to source British Gypsum product and that if not possible approval is obtained from the relevant TW Business Unit before utilising an alternate manufacturer.
D	6	✓	All materials and fixing supplied by the contractor to be British Gypsum materials and ancillary components. Materials to include drywall screws, acoustic sealant, intumescent sealant and all proprietary fixings and trims as necessary in accordance with the product manufacturers recommendations.
D	7	✓	Where insulated dry lining is used, nailable plugs should be specified in accordance with the manufacturer's recommendations and at a minimum of two per board.
E. Waste			
E	1	✓	All waste to be segregated appropriately and working area to remain and be left in a clean and tidy state. Excess materials to be removed from site.
E	2	✓	All plasterboard waste to be disposed of by using the British Gypsum waste management system or Reconomy. All British Gypsum waste to be sorted, compressed and bagged in bags supplied by British Gypsum via the Contractor and removed by said contractor. The contractor is required to manage and collect their own waste data on a site specific basis and share with TW when requested.
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			
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.			
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	✓	All plasterboard to be skimmed finished
G	4	✓	Where lighting conditions dictate, suitable lighting must be provided by the dryliners to ensure programme and quality targets are met.
G	5	✓	2.5 and 3 storey units – stair winders will be 'nagged' out by others to enable boarding rather than mesh.
G	6	✓	Acoustic or fire sealant to be used to perimeter of walls.
G	7	✓	All necessary general patching after all trades works to be included.

H. Project Tasks			
H	1	✓	The dryliner will supply and fit insulation to voids not accessible after boarding e.g. around soil and vent pipes, sloping ceilings, porch roofs, vertical walls and bay windows. Contractor must not conceal pipe ends, wire ends or boxes behind boards.
H	2	✓	The dryliner will supply and fit insulation to walls between the plot and its integral garages and will be responsible for the supply and fixing of insulation as per working drawings and details.
H	3	✓	Supply and fitting of insulation around soil and vent pipes, sloping ceilings, porch roofs, vertical walls and bay windows. Contractor must not conceal pipe ends, wire ends or boxes behind board to be completed by others.
H	4	✓	External walls - Supply and fix plasterboard on dabs to inside face.
H	5	✓	Separating walls - Supply and fix plasterboard on dabs to room faces as per robust detail spec
H	6	✓	It is essential that a 100mm clearance is left between the solid dabbing and the plasterboard ceiling to prevent microcracking.
H	7	✓	Supply and fix plasterboard on dabs to wall faces
H	8	✓	Internal partitions Apartments - Supply and fit 45mm timber stud at 600mm centres or 400mm for any potential tiled areas (i.e. wet rooms) including insulation (where required to achieve 40dB to acoustic partitions as indicated on drawings) and 12.5mm plasterboard facings. Boarding to opposite side to be staggered.
H	9	✓	Integral garage ceilings - Supply and fit 15mm standard board including insulation
H	10	✓	Integral garage walls - Supply and fit as per TW UK Construction Specification.
H	11	✓	Internal partitions to Houses - Supply and fix plasterboard including insulation (where required to achieve 40dB to acoustic partitions as indicated on drawings). The dryliner will ensure gaps are sealed around partition perimeters and junctions.
H	12	✓	Boxings - Supply and fix 2 x layers of 12.5mm plasterboard.
H	13	✓	The dryliner will allow for the passage of all pipes/cables through the plasterboard where required and are to ensure that they are in the correct positions as indicated by others. The holes through the plasterboard are to be formed by cutting with a proprietary Knife/Saw or hole saw.
H	14	✓	The dryliner will ensure adequate clearance to all boarding and soil and vent pipes to avoid ticking pipes.
H	15	✓	Acoustic or fire sealant to be used to perimeter of walls.
H	16	✓	Underside of stairs - Supply and fix plasterboard to the underside of staircases, including insulation where required e.g. exposed stair in garage / cupboard using metalwork as required.
H	17	✓	Plasterboard must be fitted behind stair strings tight to stair stringer packer with Stairwell plasterboard staggered in height to ensure that there are no plasterboard joints at floor zone level
H	18	✓	Steelwork - Supply and fix fireline boxing to structural steelwork
H	19	✓	Ceilings underside of roof - Supply and fix 15mm plasterboard to ceilings
H	20	✓	Sloping ceilings - Supply and fix 15mm fireline plasterboard to ceilings
H	21	✓	Ceilings underside of apartment floors -Supply and fix 15mm plasterboard and MF system, insulation and 15mm plasterboard to the underside of all precast concrete floors (except garages).
H	22	✓	Ceilings underside of housing floors - Supply and fix 15mm plasterboard to ceilings
H	23	✓	Ceilings underside of FOG and Drive through floors - Supply and fix metal ceiling joists, insulation and boarding to relevant fire regulations including intumescent fittings.

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: