

Trade	Render	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	✓		

B. Key Information				
Code	Item	Included	Scope of Works Item	
Quality & Compliance				
B	1	✓	Supply labour, materials, tools, plant, equipment and fixings 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	3	✓	Customer Service Policy,	
B	3.1	✓	Air Tightness Best Practice Manual	
B	3.2	✓	Robust details	
B	3.3	✓	TW Current Health & Safety Manual	
B	3.4	✓	HA Specification	
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	✓	Ensure temperatures and weather conditions are sufficient for rendering prior to works commencing. If this is not suitable please inform the Site Manager.	
B	9	✓	The Contractor must satisfy themselves that the background construction is sufficiently true, in line and plumb to accommodate the product specified and its constraints. The render alone should not be used to correct gross irregularities in the construction alignment. TW will not entertain any claim for additional material used unless prior written instruction has been provided by the Quantity Surveyor.	
B	10	✓	The Contractor should satisfy themselves that the constructed substrate has been allowed to cure properly before the application of any render materials as per manufacturers' instructions. TW will not entertain any claim for remedial works where application has been made to an area of freshly constructed substrate.	
Part L Compliance				
B	11.1	✓	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	11.2	✓	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	✓	All site working to be from scaffold/working platform. TW to supply.	
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	✓	There are three approved manufacturers of render that must be used: <input type="checkbox"/> Weber <input type="checkbox"/> Parex <input type="checkbox"/> Ecorend
D	3	✓	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	4	✓	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	5	✓	Secure storage for your materials is to be provided by you, in an area designated by the Site Manager.
D	6	✓	Supply and install render to house types as elevational treatments indicated on site specific drawings. Manufacturer and colour as per Layout/ Materials Schedule.
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 contractor 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.
F	4	✓	Area to be protected if required to avoid any damage to surrounding area.

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	✓	The contractor is to provide a full inclusive lump sum price per plot in accordance with the House Type working drawings, materials plan, elevation drawings and other tender drawings and information.
G	4	✓	Include for fibre mesh where included in the design and drawings
G	5	✓	Price to be based on manufacturer's installation guidance.
G	6	✓	There will be no minimum plots required per visit.
G	7	✓	Render thickness to be stated and allowed as manufacturers guidelines and NHBC severity requirements for the area
G	8	✓	All reveals to be included
H. Project Tasks			
H	1	✓	Supply all necessary render trims, beads, stops and corner angles to match render colour and install as per manufacturers' installation guidance.
H	2	✓	The substrate (material to which the render is to be applied) must be assessed prior to application to ensure it is constructed of durable and moderately strong materials specifically designed to receive the render. The substrate must have a good mechanical key suitable for rendering. It must be clean, suitably dry, sound and free from anything that may interfere with the adhesion, such as oil, grease, organic matters and soluble salts so that renderings adhere correctly.
H	3	✓	Ensure weep holes and air bricks are at right depth before rendering begins.
H	4	✓	Where rendering is to be applied to smooth dense concrete block (refer to working drawings), the application of an artificial key must be used as required prior to application of finished render.

H	5	✓	<p>Where rendering is to be applied to a lower density block, suction control can be achieved by spraying the wall with an even mist of clean water prior to rendering. Care must be taken in applying the mist coat in a controlled manner to avoid saturation of the blockwork. Excessive watering will increase drying shrinkage and can induce cracking in the block. Any such cracking is likely to be reflected in applied materials.</p> <p>The substrate should also be tested to identify its initial suction. This can only be done by the visual inspection of water applied to the surface. Ideally the substrate should slowly draw the water into the surface leaving a wet residue.</p>
H	6	✓	<p>If the test reveals the suction to be high (i.e. water disappears at a rapid rate leaving an apparently dry surface) then the substrate should be dampened evenly with a light spray of clean water, re-tested and the process repeated until the correct suction is achieved. During this process, over wetting must be avoided to prevent impairing the bond of the render and possible increases in drying shrinkage in the construction due to saturation.</p> <p>If the test reveals the suction to be poor (i.e. water readily runs from the surface without drawing in) then the substrate is too damp and it should be protected and allowed to dry until the test procedure reflects the required suction.</p>
H	7	✓	Rendering to be completed on brickwork.
H	8	✓	The Contractor should satisfy themselves that the required bed reinforcement has been installed by the Bricklayer.
H	9	✓	Make good damage to render immediately and prior to setting

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: