

Trade	Scaffolding Timber Frame	Revision	A
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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	✓	Design, supply, install and dismantle independent scaffold including brick guards and stair access to properties on a house type basis inclusive of elevational treatments, plot locations and all necessary trade adaptations and requirements. Supply labour, materials, plant, tools, equipment and fixing.
B	2	✓	Materials and workmanship to comply to current:
B	2.1	✓	Relevant scaffold safety standards
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	✓	Standard details
B	2.6	✓	TW Production Manual.
B	2.7	✓	Customer Service Policy.
B	2.8	✓	TW Current Health & Safety Manual
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	✓	You will be responsible to check stone scaffold bases are fit for purpose prior to proceeding with your related works.
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 captured 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 at any point to ensure these processes are being consistently exercised.
C. HSE			
C	1	✓	Please refer to the HSE Manual.
C	2	✓	All stair towers to have a lockable door and all sides closed to prevent unauthorised entry as per 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	✓	Contractor to carry out all works including all unloading, transportation and lifting of all components, unless stated otherwise.
D	6	✓	A temporary storage area will be provided by TW on request at the discretion of the site management team.
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.
E	2	✓	It is the contractor's responsibility to ensure minimal wastage of materials. TW reserves the right to levy charges against the scaffolder in the event of 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.
F	4	✓	Care must be taken to prevent damage to surrounding works. Any damages may be chargeable.

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.
G	4	✓	Sufficient number of visits to complete the works and all adaptations on site to be included in accordance with the programme provided by the Site Manager. Taylor Wimpey will not entertain costs for additional visits.
G	5	✓	Hire periods – no extra over hire period charges will be entertained.
			Provide extra over rates for the following items that may or may not be required :
G	6	✓	- Scaffold for use with trestles - Rubbish chutes (M) - Debris netting (m2) as instructed - Birdcages (m2)
G	7	✓	Garden Walls over 1.5m (M) Allow sufficient lifts for the completion of any wall and a loading bay with gate if the wall extends to beyond 20m length or 2m height. Allow for an internal handrail.
G	8	✓	Retaining walls over 500mm as per the engineering/ external works layout. (M) Allow for sufficient lifts for the completion of any wall and a loading bay with gate if the wall extends to beyond 20m length or 2m height
G	9	✓	Provide attached truss rack rate (each)
G	10	✓	Provide detached truss rack rate (each)
G	11	✓	Foot scaffold to the engineering Layouts. (Total cost and a rate per M)
G	12	✓	Provide a rate for a scaffold person in attendance
G	13	✓	Allow for sufficient progressive lifts to each plot, all trade adaptations including for floors, roofs, windows, chimneys, balconies, porches, bay windows, table lifts, flat roofs and glazed screens, parapet walls & all other elevational treatments.
G	14	✓	Internal scaffold to one side of blockwork walls that are designed to receive "change of direction" joists to allow the Carpenter to spread and set the joists in place. Please refer to joist layouts within your tender pack.
G	15	✓	Internal scaffolding (birdcage) to stairs area of blocks of apartments. Price to include revisit for additional lift for communal ceiling construction.
G	16	✓	Supply, erection and dismantling of TWUK approved internal fall protection prior to scaffold lifts as required, (TRAD, RHINO, etc) by FASET trained operatives.
G	17	✓	Allow for scaffold handrail at any retaining wall/ feature exceeding 500mm indicated on the engineering/ external works drawing.
G	18	✓	Allow for an internal handrail to any table lift. Positioned at the leading edge of the inside boards, not at the inside standard.
G	19	✓	Caps for scaffold ends to be fitted to prevent safety risks.
H. Project Tasks			
H	1	✓	For any scaffold identified as requiring design (outwith TG21:21 or system scaffold user guide, identified on the TW form F1.06 or over 12m high) must have a fully sketched design and notes of calculation submitted with the tender, identifying the critical safety elements of the scaffold e.g. Location and make up of ties. This is to be vetted and approved by TW H&S prior to any works on site.

H	2	✓	Full erection of scaffolding will need to be installed prior to the Timber Frame arriving (not progressive) - heights may differ based on the required design applicable
H	3	✓	1 progressive loading bay with gate per detached, semi-detached or terraced unit of 3 plots. Additional loading bay will be required where step between plots exceeds 450mm. Constructed to the TWUK loading bay design.
H	4	✓	2 progressive loading bay with gates for terraced units over 3 plots. Constructed to the TWUK loading bay design.
H	5	✓	Minimum 2 number loading bay with gates to each block of apartments. Up to a height of 10.6m, to the TWUK loading bay design, beyond this, a bespoke design will be required.
H	6	✓	1 progressive loading bay with gate per garages/garage block.
H	7	✓	Brick guards to loading Bays secured to the gate to ensure it is fit for purpose.
H	8	✓	Scaffold design to include ease of access to front door.
H	9	✓	Attached truss racks to every loading bay in the initial tender (and quantity to be stated).
H	10	✓	If not supplied within the tender pack, supply a coloured site plan showing loading bay gate positions and foot scaffold positions
H	11	✓	Rubbish chutes to plots and apartments 3 storey and above. Chutes to be fixed at all lifts.
H	12	✓	Adjust scaffold for render and tile hanging elevational treatments.
H	13	✓	Guard rails to apex dormers for the roof tiler.
H	14	✓	On all gable roofs, allow for table lift to both gable elevations and any pediment. Allow for striking table lifts and replacing with gable edge demarcation. On 2.5 storey properties with 'smart' roofs, allow for two table lifts per gable to TWUK design.
H	15	✓	Internal propping scaffold to TWUK design to both sides of any party wall.
H	16	✓	Internal scaffold in accordance with roof pitches/elevations. Internal scaffold for girder trusses is to be allowed down to ground floor level – not just off top floor.
H	17	✓	Internal scaffold for top hat trusses where shown. Full length scaffold to be underpropped to ground floor level.
H	18	✓	Full birdcage scaffold to apartments top floor (including landing areas) for roof construction.
H	19	✓	1 number stair tower to be provided to all detached units
H	20	✓	1 number stair tower to be provided to all semi detached units and terrace runs up to and including 3 plots. Additional stair tower will be required where step between plots exceeds 450mm.
H	21	✓	2 number stair towers to be provided to all terrace units exceeding 3 plots.
H	22	✓	All scaffold boards are to be clipped to prevent board movement and any risk of fall from heights.
H	23	✓	Brick guards to be secured with zip ties
H	24	✓	Where internal scaffold is required to party walls or internal blockwork walls, a single lift platform set approx. 8 courses of block from the finished slab is to be supplied. The scaffold is to have a handrail and is to be underpropped for subsequent lifts to the floor above.
H	25	✓	All Birdcage and internal scaffolds to be lifted off the ground and not the joists.
H	26	✓	Clear access to be maintained to each plot main entrance from second lift onwards.

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: