

Trade Timber Frame Option 2 (Supply and Fit w/ Loose Joists)

Revision A

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
				Frame Homes (South West) Ltd: Shawn Joy - shawn.joy@framehomes.co.uk Jake Bryant - jake.bryant@framehomes.co.uk
A	1	✓	Timber Frame - Primary Contact	Pinewood Structures Ltd: Geoff Arnold - Geoff.Arnold@pinewood-structures.co.uk Peter Keogh - Peter.keogh@pinewood-structures.co.uk
				Stewart Milne Group Ltd: Simon Townsend - stownsend@stewartmilne.com Simon Haddy - SHaddy@StewartMilne.com

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 timber frame 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	✓	Standard details
B	2.7	✓	Manufacturers' instructions,
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	✓	Local regulations
B	2.15	✓	TW UK Timber Frame 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	✓	All Preferred Timber Frame suppliers MUST be STA members and have a minimum of 66% of their installation team workforce accredited through the STA accreditation scheme.
B	9	✓	All contractor site installation teams to have a SSSTS qualified supervisor present on site at all times during the installation process.
B	10	✓	Structural calculations provided by the approved engineers and drawings for the timber frame to be issued by the Preferred Timber Frame Supplier for inclusion within the Building Control submission inclusive of NHBC HB2445 plot certification.
B	11	✓	Sites in areas at potential risk from the Longhorn beetle will need to be identified and additional treatment to the roofs agreed. (Roof trusses to be untreated unless identified within an area of risk).
B	12	✓	Preservative treatment to be to Building Regulation & NHBC requirements with site cut ends of timber coated with preservative on site.
B	13	✓	On completion of works, the contractor must complete a quality assurance checklist with photographic evidence ensuring all installation is in compliance with guidance and design. This should be handed to the site management team for signature.
Part L Compliance			

B	14.1	✓	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	14.2	✓	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 crane lifting plans to be prepared by the preferred suppliers Appointed Person considering all site constraints and local ground conditions. On the day of each lift Taylor Wimpey site management will issue a permit to work to enable lifting works to commence, all lifts to be supervised by the suppliers CPCS lift supervisor.
C	3	✓	Working platforms, podium steps and the STA ladder system (STA ladder system will be supplied by Taylor Wimpey) are to be used during the site installation of the Timber Frame and Roof structure.
C	4	✓	Supplier's HSE Advisor to carry out HSE Monthly Audits (as a minimum) and provide the Taylor Wimpey Site Manager with a copy of the HSE Audit report immediately after the audit.
C	5	✓	<p>SITE-SPECIFIC FIRE RISK PRECAUTIONARY REQUIREMENTS</p> <p>•A site-specific fire risk assessment will be carried out by Taylor Wimpey in collaboration with the contractor. The fire risk assessment will consider all relevant aspects of the following publications;</p> <ul style="list-style-type: none"> • STA – Site Safe Policy • STA – 16 Steps to Fire Safety • STA – Product paper 5 Guidance for structural timber frame buildings below 250m2 in total floor area • STA – Design Guide to Separating Distances during Construction • HSG 168 – Fire Safety in Construction • Construction Confederation Fire Protection Association – Fire prevention on construction sites, The Joint Code of Practice on the Protection from Fire of Construction Sites and Buildings Undergoing Renovation • Any site specific precautionary fire risk measures or programme restrictions to be priced, agreed and incorporated within the build on a site by site basis • Both the on the site and the off the site fire risk assessments will be monitored, reappraised and updated as construction on site progresses.
C	6	✓	All components to be delivered to site on 40' articulated vehicles and unloaded adjacent to each plot.
C	7	✓	<p>Fit only temporary working platforms (supplied by TW and fitted by preferred timber frame supplier)</p> <ul style="list-style-type: none"> • Working platforms installed for the installation of the roof structure (Trad deck - Roof in Situ/Oxford Matting - Roof on Deck) • Working platforms to remain in place for the roof covering to be completed • Upon completion of the roof covering the working platform is removed and the non-loadbearing internal partitions installed <p>All Erect teams should hold the below qualifications;</p> <ul style="list-style-type: none"> • Experience in erecting timber frame • STA Bronze (minimum) • SSSTS Site supervisor • Lift plans - By team Appointed person or crane supplier appointed person (not required to be on site during the erect but must have visited site prior to issuing the lift plan) • Crane Lift supervisor • Crane slinger/signaller (cannot be the same person as lift supervisor) <p>Toolbox should include specialist tools;</p> <ul style="list-style-type: none"> • 8ft level • Nail guns • Timber ratchet beam puller (rookie) <p>Fixings erect team should supply</p> <ul style="list-style-type: none"> • 50,63,75+90mm nails • Twist nails or PPN nails • Stainless steel staples
C	8	✓	
C	9	✓	
C	10	✓	
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	✓	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	6	✓	Materials and fixing to be in accordance with the Taylor Wimpey named suppliers products and manufacturers recommendations.
D	7	✓	All timber to be stress graded kiln dried CLS from a sustainable renewable source. All timber and timber related products to be certified under the PEFC or FSC schemes.
D	8	✓	All individual components supplied to be sequential loaded and delivered to site with pre-fitted lifting straps. Unloading of packs of components to be carried out with the use of lifting slings positioned around the packs from the ground. Under no circumstances are any operatives to access the bed of any delivery vehicle or are any packs of components to be lifted with the individual component lifting straps.
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 scaffolder 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.

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 into 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	✓	Timber Frame and roof structure to be fully in accordance with the Taylor Wimpey Timber Frame system details and to include design, manufacture supply and fixing as detailed.
G	5	✓	Price must include the accurately setting out of plots and installation of soleplates. Soleplates to ground floor external, separating, garage, loadbearing and racking walls and other areas specified.
H. Project Tasks			
H	1	✓	Prior to delivery of each plot the preferred supplier will carry out the 5-day prestart checks and confirm acceptance of the plot, access, slab tolerances, crane hardstanding and scaffolding.
H	2	✓	Install Timber frame with loose joists and flooring in accordance the standard Taylor Wimpey Timber frame housing designs, Construction specification, Timber frame construction and system details and in line with all relevant site specific drawings and schedules.
H	3	✓	Supply all suitable fixings as per timber frame and engineer's fixing details.
H	5	✓	Supply, deliver and install of roof trusses and associated works.
H	7	✓	Supply and install external wall panels inclusive of access and egress knock out panels. Internal service batten to external walls to be supplied and installed as part of new regulation changes.
H	8	✓	Supply and install separating wall panels with 60mm thickness Knauf Earthwool® Timber Frame Party Wall Slab cavity insulation site fitted to fully fill the separating wall cavity
H	9	✓	Supply and install separating Walls (Twin Leaf)
H	10	✓	Supply and install separating wall cavity insulation, to be 60mm thickness Knauf Earthwool Timber Frame Party Wall Slab cavity insulation site fitted to fully fill the separating wall cavity.
H	11	✓	Supply and install integral wall garages.
H	12	✓	Supply and install internal loadbearing walls.
H	13	✓	Supply and install internal racking walls.
H	14	✓	Supply and install non loadbearing partitions
H	15	✓	Supply and install support beams and posts including 30 x 100mm PIR insulation site fitted to each side of all steel support posts within external wall panels to be agreed.
H	16	✓	Supply and install upper floors.
H	17	✓	Supply and install roof structure (over timber frame).
H	18	✓	Supply and install gable wall spandrels.
H	19	✓	Supply and install separating wall spandrels (single leaf).
H	20	✓	Supply and install separating wall spandrels at steps or stagger (twin leaf).

H	21	✓	Supply and fit eaves and verge finishes.
H	22	✓	Eaves and verge finishes - details and colour to suit site specific details.
H	23	✓	Install ARC T Barrier Timber Frame
H	24	✓	Install ARC TCB timber to timber
H	25	✓	Install ARC U Barrier
H	26	✓	Install ARC Soffit slab
H	27	✓	Install masonry support steelwork.
H	28	✓	Supply and fit low level roofs over timber frame projections
H	29	✓	Low level roof structure components supplied to match the main roof included as per drawings and details.
H	30	✓	Roof components to be fitted by the timber frame supplier.
H	31	✓	<p>Fit only GRP dormers, rooflights and GRP chimneys</p> <ul style="list-style-type: none"> •GRP dormers, rooflights and GRP chimneys to be fitted as per UK Construction Specification, design, details and manufacturers' guidance. •All openings including all necessary supports formed in the factory or on site •GRP dormers lifted and site fitted to the roof structure •Fakro UPVC roof lights site fitted to the roof structure •GRP chimneys lifted and site fitted to the roof structure •Fixing of flashings by others
H	32	✓	Supply only service noggins (supplied by preferred timber frame supplier and fitted by Taylor Wimpey)
H	33	✓	<p>Supply only low level roofs over masonry projections</p> <ul style="list-style-type: none"> - Low-level roof structure components supplied to match the main roof included as per drawings and details. - All components supplied by the Preferred Timber Frame supplier for site fitting later in the build process by Taylor Wimpey - Bay roofs and entrance canopies excluded

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: