



DEMOLITION

TRADE SPECIFICATION

GENERAL

- a) **BDW Trading Limited**
Barratt Homes and David Wilson Homes are all trading names of BDW Trading Limited “the Company”.
- b) **Site Condition**
The Contractor is to examine the drawings, visit the site in order to ascertain position of site office, compound, electricity and water supplies and the local conditions, nature of the soil, extent of wet conditions, etc as no claim for adverse site conditions will be entertained.
- c) **Unloading Materials**
It is the Contractors responsibility for unloading and storing all of their own materials.
- d) **Sub-Contractor**
No work is to be further Sub-Contracted without the prior approval of the Company.
- e) **Defective Workmanship**
All defects arising from bad workmanship by Contractors are to be remedied by the Contractor at no cost to the Company. Failure by the Contractor to carry out this contractual obligation resulting in an alternative contractor carrying out this work will incur the Contractor with the cost thereof.
- f) **Clearing**
Contractor is responsible for clearing up and removing waste materials resulting from executing his trade process. Failure to comply with this requirement resulting in the Company’s labour performing this task will result in contra charges.
- g) **Contract Conditions**
The Contractors attention is drawn to the Company’s Conditions of Contract and General Terms.

SCOPE OF WORKS

1. Tenderers should price for DEMOLITION WORKS in accordance with the below specification, tender drawings enclosed and letter of enquiry.
2. Contractors are deemed to have priced in accordance with good standards of acceptable workmanship to the below specification and attached drawings.
3. Tenderers are to ascertain the nature, character and extent of the proposed works. They are required to visit the site and to satisfy themselves as to the nature of the ground, local conditions and accessibility of the site. They will also acquaint themselves with the conditions affecting the supply of labour, materials, plant, local authority requirements, statutory authority requirements and any other matters as no claim will be entertained by the Company based upon want of knowledge.
4. The contractor will keep a competent supervisor on site during all working activities.
5. The Company reserves the right to inspect all excavations prior to backfilling to ensure all breaking out, etc. has been carried out in accordance with the specification as laid down in the enquiry documents.
6. As Client, the Company will require a Construction Phase Health & Safety Plan to be produced based upon the pre-construction information (PCI) provided prior to the commencement of work.
7. If a Contractor working on behalf of yourself is removing asbestos, you must ensure that they are competent and are licensed by the Health & Safety Executive (HSE).
8. The contractor must produce a Materials Management Plan in accordance with CL: AIRE Definition of Waste Industry Code of Practice (DoW CoP), which includes information about reducing waste to landfill.
9. A Qualified person must be nominated to issue the Declaration to the Environment Agency in accordance with the CL: AIRE DoW CoP and provide verification report upon completion.
10. A site layout plan must be produced which enables the effective and safe segregation and storage of reprocessed materials.
11. The contractor must ensure that any permitting arrangements for treating or storing waste on site are complied with.
12. The contractor must comply with all statutory requirements associated with the management of waste including ensuring that duty of care requirements are met.
13. The contractor must ensure that all hazardous waste is correctly disposed of with consignment notes accompanying every transfer of the waste.
14. If a mobile crusher or screener is to be used on site, it must have an up to date permit and notified with the relevant local authority in the area of operation. All crushers must have operational dust suppression and external dust suppression must be provided in addition as



required by the site conditions to minimize dust.

15. Demolition contractors must at all times follow any information given regarding buried and overhead cables and comply with relevant guidelines and legislation..

DEMOLITION OF EXISTING BUILDINGS

16. Demolish all existing buildings and remove all slabs, foundations and any external hard standings within the boundaries as defined on the attached site plan below ground to a level as specified below within the scope of works. Remove off site all debris arising from the works as it accumulates. All brick / block and tarmac should be managed and stored separately from concrete materials which should be processed to a 6F2 grading and free from deleterious materials in accordance with the WRAP protocol including 6F2 certificate.
17. Allow separate sum for removal of all non-notifiable and notifiable asbestos based products encountered within buildings to be demolished. This must be carried out in accordance with all Control of Asbestos at Work Regulations and the contractor must provide the Company with all appropriate licenses, certification, method statement risk assessments and ASB5 notification to HSE prior to commencement. A completion report for the removal of all notifiable asbestos including a stage 4 clearance and certificate of re-occupation following its removal shall be provided.
18. A refurbishment & pre demolition Type 3 survey must be carried out prior to any demolition work taking place. Where a survey is provided the contractor must confirm the survey adequately reflects the existing condition of the asbestos on site in advance of the works.
19. Foundations: Break out completely including steel and reinforcement and remove from site, to any depths as required for complete removal, unless otherwise stated (see addendum to specification for details). Any foundations or obstructions deeper than 1.5m below existing ground level must be surveyed and included within a full as built survey.
20. All slabs, foundations and hardstanding's should be lifted and processed with a ripper, breaker, muncher or riddle bucket attachments to minimise any underlying soils being mixed in with material which is to be processed into a suitable 6F2 graded aggregate.
21. Basement areas and underground storage tanks: Pump out any liquids and dispose at a suitable licensed facility and provide all waste certification. Break out completely as required and remove from site unless otherwise stated and provide a survey of the full extent of the void to be included on the as built survey. Following removal of underground tanks the Company or the Company's appointed environmental consultant must be notified prior to backfilling to inspect the excavation.
22. Concrete/tarmacadam areas: Break out completely and process to a 6F2 aggregate or remove from site by prior agreement with the Company, unless otherwise stated to a minimum level of 0.50m below ground level. Identify separately any works in connection with contaminated spoil.
23. Any unforeseen contamination or underground tanks will be notified to the Company or the Company's environmental consultant.

24. Boundary walls and fencing to be retained unless otherwise stated.
25. Allow for temporary protective fencing to perimeter of the works, excluding any items within item 1 and removal upon completion.
26. Provide detailed programme for the works with tender.
27. Provide credits as necessary for all resalable and reclaimed materials arising from the works and advise at tender stage those materials which will be reclaimed. ALL material suitable for processing to 6F2-graded aggregates will be processed to 6F2, with the exception of reclaimed items advised, to remain on site in suitable stockpiles for the sole use by the Company.
28. All fees and insurance's for statutory services, local authorities etc are to be included within your tender sum. Proof will be required of your public liability to the value of £10,000,000 (ten million pounds) in order to qualify.
29. All materials arising are to be allowed for removal from site to a suitable licensed tip.
30. The contractors tender will be deemed to include for all temporary haul roads for access and egress and maintenance throughout the contract period and will display an up to date traffic management plan on site at all times including transit routes for asbestos removal.
31. The contractors tender will be deemed to include for all temporary protection and cleaning to existing roads, downstream sewers and accesses including any retained or adjacent buildings respective to and caused solely because of their works.
32. All works shall be executed in strict accordance with B.S.6187 and H.S.E. guidelines 1 and 2. No burning of materials will be allowed on site. All necessary precautions to minimise dust nuisance will be taken. Statutory noise pollution requirements shall be fully complied with. Costs of these items are deemed to be included within your tender sum.
33. Damaged caused by the contractors plant or roads, kerbs and footpaths shall be rectified by the contractor to the satisfaction of the Company and the Local Authority.
34. Tenderers are preferred to be members of the **National Federation of Demolition Contractors (N.F.D.C)**. The contractor is to comply with all requirements of the N.F.D.C and current codes of practice and British standards.
35. Tenderers will include a full method statement with their tender and be prepared to attend a prestart meeting with the Company should their offer be of interest.
36. The demolition contractor shall be responsible for contacting all the necessary Statutory Authorities and Local Authority departments to satisfy himself that all services (including drainage) have been cut off/purged prior to commencement on site, if not, the contractor is to include for organising the necessary works prior to commencement and include for any resulting costs arising. Failure to comply will result in the contractor being responsible for any subsequent costs arising out of repairs to live services etc.



37. The tender shall include for the area of works to be left graded to a suitable level and free from all debris. All disturbed areas of the site are to be tracked in layers. Voids deeper than 1.5m below existing ground level are to be backfilled with suitable site won granular material to a method compaction in accordance with the Specification for Highways works. Where no suitable granular material is available, the Company is to be notified and site won 6F2 material will be used.
38. If appointed as a Principal Contractor, the contractor will have deemed to include for temporary/permanent on and off site signage (including Health & Safety signs), security fencing and traffic management to the satisfaction of the Local authority, unless stated otherwise in the priced scope of works.
39. The contractor will pass any information regarding items cleared or contamination found which may influence future construction on this site including but not limited to the proposed foundation types. To contractor will provide a comprehensive as built survey in Autocad to include final levels, all obstructions encountered below 1.5m and all stockpiles of processed 6F2.
40. The Contractor will provide a full schedule of all waste / recyclable materials removed from site separated into each waste stream / category. This will include but not be limited to general waste, wood, green waste, asbestos and scrap metals
41. The Contractor will comply with all ecological and archaeological constraints. The Contractor will allow for providing all necessary tree and hedge protection fencing and fencing to any invasive and non-native plants requiring protection prior to starting the works unless otherwise agreed.
42. Materials reused / retained on site must be reconciled within document attached see link below.

<http://hqds01/dsweb/Get/Document-3393961/Demolition%20Waste%20Summary.pdf>



DEMOLITION

TRADE SPECIFICATION AGREEMENT

This Specification Agreement relates specifically to the Company's development at

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I confirm that I have read and understood the foregoing Specification and that my prices include for all items contained therein and will "Remain Fixed" for a period of: as outlined in the Enquiry letter.

SIGNED:

FOR AND ON BEHALF OF:

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DATE:

N.B. The contractor is to sign this Agreement and return it with his Quotation. Any prices received without this Agreement will be excluded from consideration.

Revised: Rev A – 6 September 2001
Rev B – 1 December 2003
Rev C – 3 January 2008
Rev D – 30 September 2008
Rev E – 31 January 2009
Rev F – 1 August 2010
Rev G – 28 April 2011
Rev H – 1 May 2012
Rev I – 1 January 2017
Rev J – 1 July 2017