



FENCING

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) **Materials**
The Contractor must ensure that all materials are satisfactory for use and have not been subject to deterioration and confirm to the relevant BSS, if applicable or Agrément Certificates, NHBC and Local Authority requirements. Failure resulting from the Contractor using unsuitable or damaged materials will incur the Contractor the costs of rectifying the same.
- d) **Unloading Materials**
It is the Contractors responsibility for unloading and storing all of their own materials.
- e) **Sub-Contractor**
No work is to be further Sub-Contracted without the prior approval of the Company.

Groundworker

The Fencing Contractor must work in conjunction with the Groundworker to ensure setting out of fence lines has been completed and that the position of the fence corresponds with the site layout.

- f) **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.
- g) **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.
- h) The Contractors attention is particularly drawn to the sections below which, state where waste materials must be removed as work progresses, ensuring that all waste materials have



been removed following the completion of the works and taken to waste segregation area for sorting by subcontractor.

i) **Contract Conditions**

The Contractors attention is drawn to the Company's Conditions of Contract and General Terms.

j) **Health & safety**

All operatives are to be inducted on site in accordance with the Company's Health and Safety Policy.

All relevant personal protection equipment must be worn at all times without exception. The use of suitable gloves should be considered to protect against Dermatitis and burns to the hands from contact with cement and cement products to be supplied by contractor. All necessary PPE based on your assessment of risk or where required by statutory provision or site rules to be supplied by contractor.

All operatives are to be in possession of a valid CSCS Card relevant to the trade they are undertaking.

Any misuse or horseplay with power-tools or nail guns will result in the individual being removed from site.

1. QUOTATION

- 1.1 Contractors are required to submit a fully inclusive fixed price lump sum/unit of measure for the FENCING work in accordance with the below specification, tender drawings and letter of enquiry.
- 1.2 All works are deemed to have priced in accordance with current Codes of Practice and good acceptable standards of workmanship.
- 1.3 Contractors are to satisfy themselves that the materials used are of satisfactory quality, conform to relevant BSS (if applicable) and have not deteriorated due to storage, as failure resulting from either bad workmanship or faulty materials will be the responsibility of the Contractor. The Contractor shall either make good the defects at his own expense or reimburse the Company the cost of employing an alternative Contractor to carry out such work should the awarded Contractor fail in his contractual responsibilities.
- 1.4 All timber to be Tanatone (Celbronzed or equivalent) pressure treated at factory/yard prior to delivery on site to conform to BSS requirements.
- 1.5 Any timbers cut on site are to be resealed using Dulux Trade Exterior Woodstain.
- 1.6 The Contractors attention is also drawn to the Company's Timber Sourcing Policy noting compliance with ethically and sustainably sourced timber.
- 1.7 All timber fencing must be FSC or PEFC certified.
- 1.8 Rates are to include digging through any natural material.
- 1.9 Rates are to include for the supply of and placement of concrete to all fence post holes.



- 1.10 Setting out of fence lines will be carried out by the Groundwork Contractor. The Contractor is to ensure that the position of the fence corresponds with the site layout. Any changes to the setting out required must be agreed by the Company before being implemented.
- 1.11 Invoices to be accompanied by marked up drawings indicating areas claimed on invoice.
- 1.12 Suitable means of warning the public if creosote is to be applied to the fence.
- 1.13 The installation of Hedgehog holes in fences in accordance with the layouts provided and to the DB-SD11-004 Hedgehog Guidance.

2. COMPOUNDS.

- 2.1 Supplying and erecting, in accordance with details attached and size indicated on tender enquiry, 2.4m high hoardings consisting of 100mm x 100mm posts at 3m centres with 3no 38mm x 87mm rails and 18mm OSB board, with 2 strands of galvanized wire, to entire perimeter, attached to top and bottom of hoarding to prevent boards being ripped off and 3 strands of barbed wire fixed, using splayed galvanized metal straps.
- 2.2 E/O for inclusion of 1 pair of 4000mm wide gates using OSB board, ledged and braced, fixed to 100mm x 100mm posts, complete with galvanized ironmongery to suit including locking facility.
- 2.3 E/O for inclusion of 1000mm wide pedestrian access gate using OSB board, ledged and braced, fixed to 100mm x 100mm posts complete with galvanized ironmongery to suit including locking facility.
- 2.4 Posts of 100mm x 100mm with postholes of 200mm x 750mm use 1 bag of postmix concrete per post used.

3. CHAINLINK – 1.

- 3.1 Supplying and erecting 900mm high green PVC coated chain link fence (1.70/2.50) on 1350 x 75 x 75mm treated softwood posts. Chain link to be fitted to: two line wires, stapled to posts, driven at 3m centres.
- 3.2 E/O cost for 1350 x 75 x 75mm treated softwood end posts with 1350 x 75 x 50 treated softwood struts set in concrete including galvanised straining fittings.
- 3.3 E/O for 1350 x 75 x 75mm treated corner posts with 1350 x 75 x 50 treated softwood struts set in concrete including galvanised straining fitting.
- 3.4 E/O for 1350 x 75 x 75mm treated corner post with 1350 x 75 x 50 treated softwood struts set in concrete including galvanised straining fittings.
- 3.5 Posts of 75mm x 75mm with postholes of 200mm x 450mm use ¾ of a bag of postmix concrete per post used.



4. CHAINLINK – 2.

- 4.1 Supplying and erecting 1200mm high green PVC coated chain link fence (1.70/2.50) on 1800 x 75 x 75mm treated softwood posts. Chainlink to be fixed to: three line wires, stapled to posts, driven at 3m centres.
- 4.2 E/O cost for 1800 x 75 x 75mm treated softwood end posts with 1800 x 75 x 50 treated softwood struts set in concrete including galvanised straining fittings.
- 4.3 E/O cost for 1800 x 75 x 75mm treated softwood corner posts with 1800 x 75 x 50 treated softwood struts set in concrete including galvanised straining fittings.
- 4.4 Posts of 75mm x 75mm with postsholes of 200mm x 450mm use $\frac{3}{4}$ of a bag of postmix concrete per post used.

5. CHAINLINK – 3.

- 5.1 Supplying and erecting 900mm high green PVC coated chainlink (1.70/2.50) fence on mild steel posts 38 x 38 x 3mm sections, bright core posts painted black. Chainlink fixed to: two line wires, fixed to posts at 3m centres.
- 5.2 E/O cost for end post and strut for 900mm high chain link fencing complete with all necessary straining fittings, set in concrete. Post and strut 38 x 38 x 3mm.
- 5.3 E/O cost for corner posts and struts for 900mm high chain link fencing complete with all necessary straining fittings, set in concrete. Post and strut 38 x 38 x 3mm.
- 5.4 Posts of 75mm x 75mm with postsholes of 200mm x 450mm use $\frac{3}{4}$ of a bag of postmix concrete per post used.

6. ANTI-GOSSIP PANELS.

- 6.1 Supply and erect 1800 x 1800 anti-gossip panels complete with x 75 x 75 post set in concrete and 1800 x 100 x 100mm wall plate “tapcon” or screwed to wall.

Posts of 75mm x 75mm with postsholes of 200mm x 750mm use 1 & 1/3 of a bag of postmix concrete per post.

7. CLOSEBOARD.

1.8m high closeboard fencing, comprising 100 x 100mm section timber posts set in concrete 750mm into the ground, three arris rails 75 x 75mm section set at 2.7m or 3.0m centres with 150 x 25mm gravel board (where levels dictate the use of), centre stump 600 x 50 x 50 driven into ground and fixed at bottom arris rail. Framework clad with ex 100 x 22mm feather-edged boards three times fixed with 50mm galvanised wire nails. Timber weather capping to be fitted to all timber posts.

- 7.1 E/O cost for timber intermediate posts in excess of one per 2.7m or 3.0m bay.
- 7.2 E/O cost for morticed timber wall plates 1.8m x 100mm x 50mm section, three times morticed and three times fixed at brickwork with raw bolts or “tapcon” fixed.
- 7.3 1.5m high closeboard fencing, comprising 100 x 100mm section posts set in concrete 750mm into the ground, three arris rails 75 x 75mm section set at 2.7m or 3.0m centres with 150 x



25mm gravel board (where levels dictate the use of), centre stump 600 x 50 x 50 driven into ground and fixed at bottom arris rail. Framework clad with ex 100 x 22mm feather-edged boards three times fixed with 50mm galvanised wire nails. Timber weather capping to be fitted to all timber posts.

- 7.4 E/O cost for posts (intermediate) in excess of one per 2.7m or 3.0m bay (1.5m high)
- 7.5 E/O cost for morticed wall plates 1.500 x 100 x 50mm section, three times morticed and three times fixed at brickwork with raw bolts or "tapcon" fixed.
- 7.6 Posts of 100mm x 100mm with postsholes of 200mm x 750mm use 1 bag of postmix concrete per post.

8. GATES.

- 8.1 Closeboard gate frame, ledged and braced (morticed rails) fitted to 1.8m x 100mm x 50mm timber wall plate with a pair of 450mm long galvanised tee hinges, completed with a 'good quality' ironmongery, as approved by the Company, including galvanised Suffolk latch, galvanised Brenton padbolt, 200mm galvanised cabin hook for holding gate open to house wall or other timber post, including 900mm x 25 x 32mm gate stop fitted to post. Timber weather capping to be fitted to all timber posts.
- 8.2 900mm x 900mm framed palisade gate covered with pales to match appropriate fencing fitted to 1.0m x 100mm x 50mm timber wall plate with a pair of 450mm long galvanised tee hinges galvanised Suffolk latch, galvanised Brenton padbolt, 200mm galvanised cabin hook for holding gate open to house wall or other timber post, including 900mm x 25 x 32mm gate stop fitted to post. Timber weather capping to be fitted to all timber posts.

9. KICK RAIL.

- 9.1 450mm high V cut 800mm x 100mm x 100mm posts set in concrete 350mm into ground at 1.35m centres, concreted in position with 75 x 75mm rails nailed to V posts with galvanised metal strap over top of rail and fixed to two sides of post. Strap to be finished flush to all faces of post.
- 9.2 Posts of 100mm x 100mm with postsholes of 200mm x 450mm use 2/3 of a bag of postmix concrete per post used.

10. POST AND RAIL.

- 10.1 1.2m high 1800mm x 100mm x 100mm posts set in concrete 600mm into the ground at 1.80m centres with three 3.60m long 87mm x 38mm rail posts twice nailed to each post, joints staggered.
- 10.2 Posts of 100mm x 100mm with postsholes of 200mm x 600mm use 3/4 a bag of postmix concrete per post used.

11. PALISADE (VERTICAL HIT AND MISS FENCING).

- 11.1 1.8m high palisade fencing, comprising 100 x 100mm section timber posts set in concrete 750mm into the ground, three times morticed for 75mm x 50mm rails clad on one side with:

75 x 19mm pales at 25mm spacings
75 x 19mm pales at 50mm spacings

- 11.2 900mm high palisade, 75mm x 19mm pales at 75mm centres fixed to 75 x 50mm splayed rail halved and nailed to 1.50 x 75 x 75 posts at three metre centres.
- 11.3 Timber weather capping to be fitted to all timber posts.
- 11.4 Posts of 100mm x 100mm with postsholes of 200mm x 750mm use 1 bag of postmix concrete per post used.

12. OVERLAP PANEL FENCING.

- 12.1 1.8m high overlap fencing panels are to be fixed to posts with 6 No. 63 x 2.5mm galvanised nails through each vertical batten.
- 12.2 Capping is to be fixed to horizontal battens using 7 No. 37 x 2mm galvanised nails.
- 12.3 All horizontal slats are to be larch. All other timbers are to be sawn softwood.
- 12.4 All posts are to be set 600mm in solid subsoil and set vertical.
- 12.5 All concrete is to be of a suitable strength to suit soil types & conditions and must finish 150mm below finished ground level.
- 12.6 The contractor is to ensure that all nail heads are finished flush.
- 12.7 The contractor must inform the site manager immediately of any obstructions to the fence line such as mounds or manholes etc.

Posts of 100mm x 100mm with postsholes of 200mm x 750mm use 1 bag of postmix concrete per post used.

13. TIMBER SURVEYS

- 13.1 The Contractor is required to provide annualised returns of FCS/PEFC within 14 days of request by the relevant operating Division by accurately completing and returning the standard form.

14. WASTE REMOVAL

- 14.1 The contractor must ensure that waste from their work activities is minimised and materials are reused where practicable.
- 14.2 Where waste materials are unavoidable the waste materials must be taken by the Contractor to the waste segregation area and deposited into the appropriate skip for the waste materials to be removed from site in compliance with current UK legislation.
- 14.3 All waste from the Contractors activity on site must be cleaned by the Contractor upon completion of the works and the area left free of materials or debris created by the works. We reserve the right to contra-charge the Contractor for the cost of excessive removal of their waste plus an administration fee of 20%.



- 14.4 Upon completion of the contract (or defined sections thereof), the Contractor will clear from site all stored materials, equipment, site accommodation, etc., no longer required, without delay.



DAVID WILSON HOMES
WHERE QUALITY LIVES



BARRATT
DEVELOPMENTS PLC

FENCING

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 M – 1 January 2024