



PAINTING AND DECORATING

TRADE SPECIFICATION

GENERAL

- a) **BDW Trading Limited**
Barratt Homes and David Wilson Homes are all trading names of BDW Trading Limited “the Company”.

- b) **Clearing**
The Contractor is responsible for clearing up and safe removal of waste materials arising from execution of the Works, as part of this Trade Specification.

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.

Failure to comply with this requirement resulting in the Company’s labour performing this task will result in contra charges being levied against the Contractor.

- c) **Contract Conditions**
The Contractors attention is drawn to the Company’s Conditions of Contract and General Terms.

- d) **Defective Workmanship**
All defects, resulting from poor workmanship by the Contractor or, by the Contractor not carrying out the Works in accordance with this Trade Specification and the Governing Documents listed below, are to be remedied by the Contractor at no extra cost to the Company.

Failure by the Contractor to carry out this contractual obligation, resulting in an alternative Contractor being instructed to carry out such remedial work, will incur the Contractor with the cost thereof.

- e) **Group Suppliers**
Contractors should be aware that the Company operates an agreed National specification with:

ICI Paints AkzoNobel – Dulux trade

Wexham Road
Slough
Berkshire
SL2 5DS

The products specified are Dulux Trade undercoat, Sikken’s Rubbol Satura (White) and Dulux Trade Super matt, fast matt, vinyl matt or diamond matt. No other manufacturer’s products are to be used.



f) **Health & Safety**

All operatives are to be inducted on site in accordance with Barratt Health and Safety Policy.

It is the responsibility of the contractor to provide their own PPE equipment which must be worn at all times while on site. 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.

No 240v tools are allowed on site.

All products used must comply with the requirements of the control of hazardous substances hazardous to health.

Hazard Data Sheets must be provided when requested.

Where fall protection systems have been provided these shall be used at all times.

Any waste paint must never be poured down drains.

Paint shall be kept in suitable containers when not in use.

g) **Materials**

It is the Contractors responsibility for checking materials delivered directly to site for any damage, colour variation and correct quantities prior to unloading. Should significant quantities of damaged materials be identified, these must be reported to the supplier before accepting the consignment.

The Contractor is responsible for unloading, protecting and safe storing all of their own materials to avoid damage and surface contamination.

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 result in the Contractor being liable for any costs in rectifying the same.

h) **Manufacturers Products**

The Contractor must make themselves aware of Manufacturer's product information sheets at the tendering stage as no claim for want of knowledge will be entertained. All technical issues must be resolved before work commences on site.

i) **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.

Accessibility may vary depending on the location, soil type, weather conditions and such like. These factors must be taken into consideration at tender stage as no claims will be entertained for additional costs due to adverse site conditions.

j) **Sub-Contractor**

The Contractor must not further sub-contract any part of the Works to another Contractor without the prior knowledge and written approval of the Company.



k) **Recycling**

Contractors are requested to purchase all paint through Dulux Decorating Centres (DDC) and ensure all empty cans are recycled in accordance with the Company's sustainability policy. Contractors are to return all empty cans to the site compound storage area to the bags provided for paints only, in readiness for collection.

Contractors are to ensure they advise their local DDC centre when the tins are ready for collection. Alternatively, Contractors can return all empty tins back to their local DDC store themselves to be recycled, ensuring that they inform the store clerk which BDW site they have come from. For more information Contractors are to contact their local DDC centre.

QUOTATION

- 1.1 The Contractor is required to submit a fully inclusive lump sum price per House Type, Revision and Specification all in accordance with the House Type working drawings enclosed with the tender enquiry.
- 1.2 Any protective coverings already fixed by others to Staircases, Sanitaryware and Kitchen fixings etc., which covers areas to be decorated, are to be removed and later re-fixed by yourselves when your works are completed. Allowance should, therefore, be made within your prices for such works. Any areas subsequently damaged as a result of not having their protection replaced will be repaired at the Contractors' expense.
- 1.3 The Contractor is to ensure, prior to any works going ahead, that all areas to be treated are clean, sound and free from excessive dust, plaster droppings, moisture, surface liquids, grease, etc. Tenderers should allow for sweeping out each plot prior to works commencing and also allow any necessary cleaning to remove all surface dust from cills, window boards and skirtings etc. Any areas found to require special cleaning i.e. solvents etc, should be reported to the Site Manager before being completed.
- 1.4 Tenderers should allow for a normal nail hole filling to timberwork plus a minimal amount of filling to gaps between timbers and plasterworks. If any particular areas require what is considered excessive filling, these should be brought to the attention of the Site Manager. Any claims for additional works such as filling will not be entertained unless these were specifically requested by our site Manager prior to them going ahead.
- 1.5 All MDF skirtings, architraves, lining etc. will be delivered to site primed and tenderers should allow for all necessary touching-up of primed surfaces prior to applying any undercoats.
- 1.6 Allowance should be made in the "Finals" Stage of your tender for all necessary touching up of painted surfaces after other trades. No claims for "excessive" making good works will be entertained unless specifically instructed by our Site Manager and only where such damage can be attributed to another party i.e. re-decorating after water damage, major plaster repairs etc.

2. MATERIAL

- 2.1 All materials shall comply with relevant British Standards and NHBC requirements.
- 2.2 All paint must be VOC 2010 compliant.



- 2.3 The manufacturer's application instructions are to be strictly adhered to.
- 2.4 Under no circumstances are paints, woodstains, etc. to be diluted in any way unless specifically required to do so under the manufacturer's guidelines.
- 2.5 All materials are to be stored in a cool, dry, well-ventilated store and not left in garages or un-occupied houses.
- 2.6 All fillers used throughout the works shall be of a kind suitable for the purpose intended, i.e. wood, plaster, concrete etc.

3. WORKMANSHIP

- 3.1 Painted work shall provide adequate cover, commensurate with the number of coats specified.
- 3.2 Where brush marks, run or abnormal roughness occurs; work shall be rubbed down and re-painted.
- 3.3 Completed work shall, if necessary, be protected against dirt and damage.
- 3.4 Special care is to be taken in covering up Sanitary Ware, all Internal Fittings, including Kitchen Units, central heating Boiler and any other fixed appliances. Floors shall be adequately protected and free from paint splashes and drips when complete.
- 3.5 Light switches, 13 amp sockets and all other similar terminals must be cleaned of and left neat and tidy upon completion.
- 3.6 External work is not carried out in adverse weather conditions. No work shall be carried out below 5 degrees C. (solvent borne) or 8 degrees C. (water borne) or when the humidity exceeds 80%. All work shall be protected against frost.

4. PREPARATION AND PAINTING OF SURFACES

4.1 Wood

All unsound wood, loose or highly resinous knots etc. shall be cut out and made good by the painter prior to the application of 1 coat of-Dulux trade Undercoat.

Tool and machine marks and raised grain shall be eliminated with glass paper and with the aid of filler.

Knots shall be sealed.

Surfaces to be made free of dirt, dust and moisture.

One full round coats of primer undercoat, unless pre-primed, shall be applied to all surfaces that are to be painted, including hidden surfaces and surfaces of non-preserved external woodwork.

Cut ends of external joinery woodwork shall be smoothed and primer undercoated.

Glazing rebates shall be primed prior to glazing.

NOTE: In most instances timber is supplied primed, but the Contractor should **allow for timbers to be touched up or rubbed down should this be necessary.**

All priming should be completed with Dulux quick dry wood primer undercoat.

Nail holes, splits and other imperfections shall be stopped.

Primed internal skirting boards, architraves, door linings and window boards are to receive 1 coat Dulux Trade Undercoat and 2 coats of Sikksens Rubbol Satura (White).

Unless otherwise specified all primed or base-coat stained "External" timber shall receive 2 coats of Dulux Trade Weathershield Ultimate Wood Stain, all white external timber is to be finished with 1 coat of Dulux Trade Weathershield Quick Dry Exterior Undercoat followed by 2 coats Dulux Trade Weathershield Quick Dry Exterior Satin.

Stairs are to be painted, treads and risers only are to be left untreated except where they abut the stair string which should be finished with an even free hand painted 25mm brush line; where balusters are untreated they are to receive 1 coat of Dulux Trade Undercoat and 2 coats of Sikksens Rubbol Satura (White), where balusters are pre-primed they are to receive 2 coats of Sikksens Rubbol Satura (White) (unless otherwise stated in an addendum to this specification). Oak handrails and newel caps are to receive 1 coat of Dulux Trade Quick Dry Satin Varnish upon installation.

Timber garage doors are to receive 2 coats of Dulux Trade Weathershield Ultimate Woodstain to front and 1 coat to the reverse side (if totally untreated).

Internal White paneled doors, where doors are supplied to a primed finish, are to receive 1 coat Dulux Trade Undercoat and 2 coats of Sikksens Rubbol Satura (White); where doors are supplied pre-finished, no further paint treatment is required (door treatment is to be advised by the Surveyor at tender stage to allow the appropriate allowance to be provided as part of the quotation).

All loft/trap hatches are supplied pre-finished and are not required to be painted (unless otherwise stated in an addendum to this specification).

All external softwood or steel is to be pre-primed; doors are to receive 1 coat of Dulux Trade Weathershield Quick Dry Undercoat and 2 coats Dulux Trade Weathershield Exterior Quick Dry Satin.

Exposed rafter feet where detailed are to receive 2 coats of Dulux Trade Weathershield Ultimate Woodstain.

Tudorised timbers to be filled where necessary and receive 2 coats of Dulux Trade Ultimate Woodstain.

Paint shall not be diluted unless expressly recommended by the manufacturer and further, not to be diluted beyond manufacturers recommendations.

All works shall be lightly rubbed down between coats with glass paper.



Each coat shall be full round coat.

Ironmongery shall be removed by the painter before painting the door(s), etc and re-fixed when the paint is sufficiently dried by the painter.

Not more than **one month** shall elapse between coats.

4.2 Plastered Surfaces

All cracks and other damages shall be stopped and filled. If necessary, surfaces shall be rubbed down with glass paper.

All plastered surfaces to receive 1 mist coat Dulux Trade Supermatt and 2 full coats Dulux Trade Supermatt in Almond White colour (Dulux 3450 colour reference), unless instructed otherwise across multiple Divisional offices within the same geographical Region to be Dulux Trade Supermatt in Brilliant White.

Initial Trade Supermatt mist coat can ONLY be sprayed if completed before 2nd fix stage. All following coats to be applied with a roller finish.

Where additional filling is required after the application of the mist coat this must be brought forward with a thinned coat of Dulux Trade Supermatt prior to the application of finishing coats. This reduces filler flash through.

4.3 Radiators and Pipework

All exposed pipework (including pipes in cylinder cupboard) to be cleaned down and painted with 1 undercoat and 1 coat of brilliant white Satinwood. Radiators are not to be removed, other than in exceptional circumstances. **Radiators are pre-finished. Walls where radiators are to be fixed are to be painted prior to radiators being fixed.**

4.4 Meter Boxes

To be cleaned down and painted with by 2 coats Weathershield quick dry exterior satin, including rebates and edges (colour to match front door). When the front door is white, the white meter box should not be painted.

4.5 Metal Garage Doors

Unless pre-finished all doors to be cleaned down and painted with 1 coat of Dulux Trade Weathershield Quick Dry Exterior Undercoat followed by 1 coat of Dulux Trade Weathershield Quick Dry Exterior Satin to the front surface only, including edges.

NOTE: Most doors supplied are now pre-finished.

4.6 Render

All render to be Weber Monocouche

Note: Where render or brickwork are to be painted, 1 mist coat Dulux Trade Weathershield smooth masonry paint followed by 2 full coats Dulux Trade Weathershield smooth masonry paint.



4.7 Mastic

To be carried out by others.

4.8 Gyproc Cove

Gyproc Cove is not included within the Company's standard specification and is only required to be priced as a customer or sales extra. Contact a member of the Company's Surveying department to clarify the individual site specification.

Where applicable Gyproc Cove is to receive 2 coats emulsion Dulux Trade Supermatt in Almond White colour (Dulux 3450 colour reference), unless instructed otherwise across multiple Divisional offices within the same geographical Region to be Dulux Trade Supermatt in Brilliant White.

Unless otherwise stipulated, the Company use P.V.C.U. windows, fascia and soffit.



DAVID WILSON HOMES
WHERE QUALITY LIVES



BARRATT
DEVELOPMENTS PLC

PAINTING AND DECORATING

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 AB – 1 January 2024