



## **15 Fairlight Road SW17 0JE**

Single Dwelling Flat Converted to 2 Dwellings  
1 x 2 Bedroom  
1 x 1 Bedroom

Alterations including erection of mansard roof extension to main rear roof including raising roof ridge, Erection of roof extension and formation of roof terrace with 1.7m glazed safety surround above two-storey rear addition in connection with creation of additional 1 x 1-bedroom flat within Roof space. Alterations to rear elevation and internal layout of first floor flat with new Juliet balcony.

## **Pre-Build**

- Contractor to Notify building control (BC) of commencement and at various points of the project following BC site visit point checker document.
- Erect full scaffolding across Roof
- Set up land in accordance with the site plan
- Arrange temporary services (electricity & water)
- Form secure storage on site
- Portaloo

## **External Works**

- Excavate service/drainage trenches (inspection may be required)
- Prepare channel for services up to boundaries
- Connect to mains sewer
- Construct outer leaf walls to DPC
- Drainage pipes in pea shingle
- Check falls and connection.

## **Construction**

- Dormer Loft extension structural steelwork and materials to match drawings and BC Package.
- Parapet Wall Construction and Dormer Cheeks
- Place meter boxes
- Build in structural openings and lintels
- Install steelworks to structural engineer specifications and wait for BC inspection
- Raise scaffolding as required
- Position first floor joists or beam for intermediate floor reconstruction and utility runs
- Bed wall plate
- Build up gables
- Place lead soakers
- Install trusses
- Affix wind bracing
- Build in gable wall
- Construct dormers
- Lay sarking/breathable membrane
- Fit undercloak
- Set down battening at correct gauge
- Lay roof tiles
- Fit ridge tiles
- Apply mortar and bargeboards
- Put in flashings
- Install windows and doors (Long lead items inform client of date items are required)
- Install electric AOV skylight above communal area
- Affix Black soffits and fascias
- Fit guttering and downpipes and connect to drainage
- Boundary treatments (Roof terrace glazing)
- Drop scaffolding
- Conduct airtightness testing once structure is wind and watertight and all potential air leakage points are sealed.

## **Internal Works & Utilities (First Fix)**

Joinery:

- Fit floor deck
- Sound installation install to specifications (Consisting of sand or chipboard sound boards over floor boards and Rockwool Sound insulation Slabs)
- Install Engineered wood flooring or floor tiles
- Ceiling Double boarded FD30
- Dropped ceiling for sound installation

- Door lining framework (FD30)
- Install FD30 staircase (with protective cover) to BC specifications
- Studwork for partition walls and plasterboard noggin

#### Plumbing:

- Individual stop clocks for both flats within utility riser cupboard in communal area
- 2 Port Water Supply
- Provide trenches for Thames water mains connection
- Position waste pipes for all flats
- Lay hot/cold feeds for taps and outlets for all flats
- Install heating pipework and gas meter for each individual flat
- All pipe work to be wall mounted chrome pipes from wall. (Chrome visual pipes, Copper non-visual pipes)

#### Electrics:

- Individual mains fuse for each flat within utility riser cupboard in communal area
- Additional Phase Supply using Ryefield board.
- New 16-way fuse board to comply with current regulations to be installed within each flat
- Run wiring for electrics, lighting, broadband in each flat (see drawings)
- Interlinked smoke alarm on each level and heat alarm in the kitchen
- The bathrooms will have IP 65 downlighters and extractor fans installed switched from the outside
- Each boiler will be wired with a wireless thermostat
- Kitchen will be wired with 4 double sockets above counter and one below units
- All spurs will be worked into a grid plate under the stairs or individual spurs and clients discretion
- NIC Certificate for, New installation & Fire alarms will be provided.
- All second fix electrics not in visual view to be in white.
- Provision for mirror with light in each bathroom
- Install underfloor heating in bathrooms
- Power for exterior lights at Side & Rear of the property
- Insert back boxes for sockets and switches
- External wiring for lighting and security features
- Armoured cable to external areas such as car parking, garden as required

#### Internal:

- Tack ceilings
- Fit coving
- Wet plaster or 'dot and dab' plasterboard
- Allow plaster to dry
- Fit hard flooring (To clients specification)
- Provide and lay floor covering after installation of flooring.
- Install kitchen units
- Fit in bathroom suites

### **Internal Works & Utilities (Second Fix)**

#### Joinery:

- Hang doors (Self closing door to each Flat entrance)
- Fit balustrades and hand rails
- Apply skirting and architraves (White Primed skirting boards)
- Install built in wardrobes/storage areas as shown on drawings
- Paint all internals – White wash finish

#### Plumbing:

- Fix radiators
- Fit in Combi boiler for each flat with separate flue
- Install and commission heating system
- Gas BC Certificate to be provided for each flat

Electrics:

- Fit cooker
- Affix faceplates for sockets and switches
- Set in place consumer unit fuse board
- Install internal and external light fittings to client specification
- BC Certificate to be provided for each flat

Demolition & Rubbish Clearance:

- Skip arrangement & collections on the road during build using permit
- Clear all existing waste at the site prior to construction
- Clear all waste from the site on completion
- Leave site clean daily during construction (daily end of day dust sweep should be general practice)
- Internal decoration
- External decoration
- Test drains and backfill trenches when BC are satisfied
- Lay paths

### **General Bathrooms**

- Damp proof wall plaster boards
- Damp proof ceiling boards
- Full tiling
- Installation of Toilet & sink (See drawings)
- Installation of separate shower cubicle / Bath (See drawings)
- Wall and floor units (Client specification)
- Spotlights IP65
- Bathroom Towel Radiator
- Mechanical external extraction 15ml/s
- Shower wall alcove or glass shelf installation to (client specification)

### **General Kitchen**

- Open plan Kitchen flooring to be extended into living areas if required (Client to specify)
- Installation of kitchen suite
- Installation of white goods
- Spotlights
- Mechanical external extraction 30ml/s
- New electrics in kitchen area
- Kitchen splashback area to client specification (Tiled or Glass material)
- Kitchen electrical point (See drawings)

### **General External**

- Plantation and flower shrubs area at building front, wooden Bike storage housing & Bin recycling housing area to be built using timber and weather treated.
- New External front paving, installation of paving to include surface run off.
- Painting of front and rear elevation render to client's preference. Ensure all new paintwork is carried out using high quality external paint.
- Intercom system installation at front door location.

**'All points mentioned in this schedule of works are inclusive but not limited to'**

**'Schedule of works to be read in conjunction with the Drawings'**

### **Contractor General Points**

- New Electrical installation certificates for each flat to BC approval (to be supplied by contractor) (NICEIC)
- New Gas safety certificates for each flat to BC approval (to be supplied by contractor)
- New Windows to FENSA approval (To be supplied by client/supplier)
- Laying of laminate flooring/Carpet throughout.
- Preparing areas for window installation, Make good window areas after installation
- All Floor construction to be sound proofed to pass sound testing
- All Ceiling Construction to be sound proofed to pass sound testing
- Construction not to disrupt neighbouring properties
- Builder to communicate and follow orders from Project Manager (Alex Maduaka) at all times
- Builder to contact Building control at various points of the build to ensure certification
- Project Manager (Alex Maduaka) to organise coordinate NHBC Warranty or PCC professional consultant certificate.
- Building to comply with SAP emissions standards
- Renovation Project estimated Duration – 2 - 3 Months

(Client) Alex Maduaka to supply the following:

### **Estimated Cost for the Client supplied material below is £27,000.00**

1. Radiator and Thermostatic valves only
2. Boiler and Flue part only
3. Second fix electrics outside of white switches/sockets only
4. All double glazing
5. All external doors
6. Bathroom non first fix materials
7. Kitchen units only
8. Kitchen appliances only
9. All tiles and final finish wood flooring
10. Utility connections to boundary of property (Water)
11. Paving Slabs

### **BUILDING AGREEMENT**

THIS AGREEMENT is made on 18th July 2022 between:

- (i) MEK Building Ltd **Alex Maduaka** of **15 Fairlight Road SW17 0JE** (the 'Owner') and
- (ii) ASJ Building Solutions Ltd **Amarjit Singh** (the 'Contractor').

In this Agreement the following terms shall have the following meanings:

The 'Agreement' - means this agreement

The 'Completion Date' – 2 months or such other date as may be notified by the Owner in accordance with clause 5.2

The 'Price' – (£70,000.00) or such adjusted amount or other amount as may be agreed by the Owner and the Contractor in accordance with the terms of this Agreement.

The 'Plans' - the plans attached By AA Drafting Solutions

The 'Site' – **15 Fairlight Road SW17 0JE**

The 'Specification' (Schedule of Works) - the detailed specification attached to be carried out by the Contractor at the Site and (where specified) of the materials to be used in accordance with the terms of this Agreement.

The 'Start Date' – TBC

The 'Work' means the work set out in the Specification (Scope of works) and the Plans.

## **1. BACKGROUND**

**1.1.** The Contractor has agreed to carry out the Work at the Site at the Owner's request.

## **2. CONSIDERATION**

**2.1.** The Owner will pay the Contractor £70,000.00 upon the completion of the Work by Cash/bank transfer only on.

**2.2.** Payment of the Price shall be made by the Owner as follows:

**2.2.1.** the sum of £..... for the deposit

**2.2.2.** the sum of £..... Steel Work completion

**2.2.3.** the sum of £..... Structure completion

**2.2.4.** the sum of £..... external work completion

**2.2.5.** the sum of £..... first fix electrical & Plumbing completion

**2.2.6.** the sum of £..... second fix electrical & plumbing completion

**2.2.7.** the sum of £..... completion of stairs

**2.2.8.** the sum of £..... on completion of whole job

**2.2.10.** the balance of the Price will be paid immediately on completion of the Work

**2.2.11.** Payment schedule to be finalised and filled in at a later date.

## **3. AGREEMENT**

**3.1.** The Contractor shall carry out the Work to a standard suitable for immediate occupation and/or use as intended by the Owner.

## **4. WORKING TIME**

**4.1.** The Contractor may work on the Site between 8:00 and 18:00 on Monday to Friday of each week. Saturday between 8:00 and 13:00. Any additional hours will be agreed with the Owner.

## **5. COMPLETION OF WORK**

**5.1.** The Contractor shall complete the Work by the Completion Date. If completed earlier, all payments due will be paid immediately on completion of work.

**5.2.** The Owner or Contractor shall, by written notice, extend the Completion Date in relation to matters outside the control of the Contractor if mutually agreed.

## **6. QUALITY OF WORKMANSHIP**

The Contractor shall:

**6.1.** carry out the Work in a diligent and workmanlike manner in accordance with the Plans and Specification;

**6.2.** Use the materials indicated in the Specification or, where no such indication is given, in the Specification use sound materials of good quality;

**6.3.** Comply with the requirements of all statutes, statutory instruments, rules, orders, regulations or by-laws applicable to the Work;

**6.4.** Give any notices that are required to the local authority in accordance with any by-laws or regulations applicable to the Work;

**6.5.** arrange (where necessary) for inspections by the local authority building control surveyor as the Work progresses and obtain any necessary completion certificates from the local authority building control surveyor;

**6.6.** If applicable pay all charges or fees in connection with any notice or certificate given or obtained under clause

6.4 or 6.5 but reimbursed by the Owner.

**6.7.** Make good, at the Contractor's own cost, any defects in materials or workmanship which the Owner notifies to the Contractor in writing within a period of 1 month after completion of the Work.

## **7. ALTERATIONS**

**7.1.** If the Owner wants any change to the Work, or to delay some part of it, he shall advise the Contractor.

**7.2.** When advised, the Contractor shall give the Owner details of any additional costs that will be incurred in consequence of such change.

**7.3.** If the change should reduce the Price, then a fair and reasonable sum shall be deducted from the Price.

**7.4.** If the Owner and Contractor agree the change, they shall record the change and any new Price in writing.

**7.5.** Unless agreed in writing, the Owner shall not be liable to make any additional payment to the Contractor.

**7.6.** The Contractor may initiate a change and may request additional or reduced payment. No change to the Price shall be made unless the Owner has so agreed, in writing, prior to the change being implemented.

## **8. INDEMNITY AND INSURANCE**

**8.1.** Unless otherwise agreed in writing with the Owner, the Contractor shall indemnify the Owner against and shall take out and maintain adequate insurance against all losses resulting from:

**8.1.1.** Personal injury or death directly related to the carrying out of the Work by the Contractor; and

**8.1.2.** Damage to the Site and/or other property directly related to the carrying out of the Work by the Contractor.

**8.2.** The Contractor will provide a valid Public Liability Insurance to the Owner prior to the Start Date on request.

## **9. TERMINATION**

**9.1.** If either party fails, without reasonable cause, to comply with the terms of this Agreement, then the other party may give written notice requiring the default to be ended. If the default continues for 7 days after receipt of the notice then the appointment of the Contractor may be terminated upon receipt by the defaulting party of a further written notice stating that the appointment of the Contractor is terminated forthwith.

## **10. THE SITE**

**10.1.** When the Work is completed, the Contractor shall leave the Site in a good and tidy state.

**10.2.** The Owner is responsible for issuing any party wall notices required to adjoining neighbours.

## **11. MISCELLANEOUS**

**11.1.** The Contractor is an independent contractor and not the servant of the Owner.

**11.2.** Nothing in this Agreement will create the relationship of employer and employee or of principal and agent between the Owner and the Contractor.

AS WITNESS by hand on the date first above written

\_\_\_\_\_

MEK Buildings Ltd Alex Maduaka (Owner)

Name of witness: \_\_\_\_\_

Address of witness: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Occupation of witness: \_\_\_\_\_

Signature of witness: \_\_\_\_\_

\_\_\_\_\_

S Building S Ltd

Name of witness: \_\_\_\_\_

Address of witness: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Occupation of witness: \_\_\_\_\_

Signature of witness: \_\_\_\_\_