

Leeds Jewish Housing Cyclical Painting Specification

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1. BRITISH STANDARD

Except where indicated otherwise, all work shall be in accordance with B.S. 6150.

2. SPECIFICATION

This Specification is to be used as a guide to the full Specification of the paint manufacturer. Where conflict occurs between this Specification and the paint manufacturers Specification this Specification is to apply. All materials and workmanship where not specifically described or specified are to be of the best quality available complying at least with current British Standard Specifications.

3. WORKMANSHIP

The work shall be left in perfect condition, free from brush marks, patches and any other irregularities should any of the work be not to the satisfaction of the Contract Administrator by reason of faulty workmanship or carrying out painting in adverse weather conditions the Contractor shall thoroughly scrape and clean off and repaint to the satisfaction of the Contract Administrator.

The general quality will be judged as follows.

1. Satisfactory stopping and filling
2. Uniformity of gloss, sheen and texture
3. Uniformity of colour and obscuration of the substrate
4. Freedom from film defects such as runs, sags, wrinkling, bulking or thinning at edges, entrained dust, dirt or paint.
5. Accuracy of cutting-in.
6. General cleanliness and an overall appearance of the work.

4. TESTING AND SAMPLING

The Contractor shall allow for providing samples of paint and providing paint film samples and subsequent making good for laboratory analysis of the work, which will be required by the Contract administrator. The Contractor will be required to strip off and redecorate such sections of work as are determined by the Contract Administrator should any defects be found under laboratory analysis.

5. MANUFACTURERS AND SUPPLIERS

Materials unless otherwise described shall be obtained from one of the following suppliers/manufacturers and brought to site in sealed tins and used strictly in accordance with the manufacturer's instructions. Should the contractor wish to use materials manufactured by an alternative supplier an application in writing shall accompany this document at tender submission. Contractors should be aware that it is assumed this tender has been priced using the material specified and that it should not be assumed there is a forgone conclusion that the application for alternative materials will be accepted. All alternative materials will be similar or better than that specified.

Wood/Metal Work Coatings

Kalon Decorative Products- Leyland or Johnstone products]

Akzo Nobel Decorative Coatings Ltd

Crown Berger Europe Ltd

Stain for joinery (including gates and handrails) shall be:

Johnstone opaque wood finish

Dulux Weathershield Wood stain

Preservation wood stain for stained sheds, fencing etc. shall be

Johnstone Exterior Shed and Fence Treatment

Masonry Coatings

Stormshield Pliolite Based Masonry Finish- Johnstones' Decorative Products.

Truquard Pliolite Resin Based Masonry Paint- Kalon Decorative Products.

6. GENERALLY

The Contractor should ensure that all colours specified are obtained in the finishes specified from the manufacturer of his choice. Paint must not be thinned without written approval of the Contract Administrator. The areas for redecoration required under this contract are set out later in this section, the scheme contains a mixture of property types.

7. THE WORK COMPRISES

1. The decoration of all previously treated surfaces of the external areas of dwellings, outbuildings, clothes posts within the curtilage and fencing. Where a scheme includes drying areas, etc. these shall be included in the general pricing. The Contractor shall not allow for the decoration of structures erected by the tenants.
2. The cleaning of all windows, upvc fascia & soffits, upvc window frames, upvc doors and door frames
3. Replacement joinery should be installed already primed. Generally, this joinery will be decorated to match surrounding decorations in alkyd gloss.
4. All outward opening timber doors, such as those used in outbuildings, and frames shall be decorated on both faces.
5. The decoration of previously decorated surfaces within the common areas of flatted developments to include: corridors, stairwells, kitchens, common rooms, bathrooms, guest rooms and offices.

8. REPAIRS

The Contractor shall bring to Leeds Jewish Housing Association attention any unforeseen repairs that may find, these will be added to the works and if necessary, the Contractor shall allow for returning and completing decorations to any such repairs to any part of the premises.

9. PREPARATION OF WOODWORK

1. All surfaces to be painted shall be thoroughly dry, clean and smooth before the application of paint.
2. No paint shall be applied to surfaces structurally or superficially damp and not when the temperature is below two degrees Celsius or in any other adverse weather conditions.

3. All previously painted surfaces shall be thoroughly washed down with Super Soap solution to remove all dirt and deposits before commencement of painting and allowed to dry. Stubborn marks are to be removed with white spirit.
4. All cracks etc. in existing surfaces shall be cut out and repaired using materials compatible with the existing surfaces and subsequent treatments, the repaired surface shall be rubbed down and sized, primed or sealed as appropriate.
5. Cracks subject to movement in rendered/concrete surfaces shall be pointed with an approved polysulphide mastic.
6. Previously Primed and Undercoated Surfaces. All previously primed and undercoated surfaces shall be washed down, cleaned off sanded smooth and touched up with a compatible primer or undercoat as necessary.
7. All woodwork shall be washed down, cleaned off and sanded to an even surface and all arrises rounded. All knots are to be treated with two thin coats of best quality Shellac Knotting.
8. Any existing paintwork that is blistered, crazed or defective shall be burnt off or stripped off, rubbed down, primed and redecorated all as described for new primed woodwork.
9. All stained or varnished joinery shall be cleaned down and sanded to an even surface, including bleaching and staining to obtain a uniform colour.
10. Where the Contractor is ordered to burn off, the whole surface is to be stripped, any edges shall be feathered. The Contractor may use any safe form of paint burning equipment taking great care not to damage surfaces in any way. The Contractor may also use Nitromores or equal and approved paint stripper. The stripper must be used strictly in accordance with the manufacturer's instructions, neutralising the chemical upon completion.

10. PREPARATION OF EXTERNAL CLADDING

1. All surfaces to be painted shall be thoroughly dry, clean and smooth before the application of paint.
2. No paint shall be applied to surfaces structurally or superficially damp and not when the temperature is below two degrees Celsius or in any other adverse weather conditions.
3. All previously painted surfaces shall be thoroughly washed down with warm soapy water and rinsed down with clean water to remove all dirt and deposits before commencement of painting and allowed to dry.
4. Any existing paintwork that is blistered, crazed or defective shall be burnt off or stripped off, rubbed down, primed and redecorated all as described for new primed woodwork.
5. All stained or varnished joinery shall be cleaned down and sanded to an even surface, including bleaching and staining to obtain a uniform colour.

11. PREPARATION OF METALWORK

1. All metalwork shall be washed down, wire brushed to remove all rust and mill scale and shall be rubbed down with white spirit to remove all oil and grease.
2. Where a metal primer is specified on galvanized metal surfaces the Contractor shall include in his rates for etching the surface by using a mordant solution followed by primer.

3. Rub down existing painted metalwork which is in reasonable condition using abrasive paper, hand wire brushing or other suitable non-mechanical means to remove all dirt, loose and defective material. Any areas showing signs of rusting should be wire brushed back to bare metal and the areas brought forward with the appropriate primer and undercoat and rubbed down to present a smooth surface to receive subsequent coats of paint.
4. Chemical strip where specified defective painted surfaces making sure that all residue of stripper is washed off with water; allow to dry and rub down smooth.

12. PREPARATION OF PAINTED CONCRETE, RENDER AND BRICKWORK

1. Remove all redundant fixtures and fittings and make good to match existing. Allow to dry. Loose and failing material - manual removal
2. All surfaces must be clean, suitably dry and free from anything that will interfere with the adhesion of the materials to be applied. Remove loose and failing material by scraping or brushing with a stiff bristle brush (not wire) to a sound, firm edge. Organic growth - manual removal
3. All visible signs of organic growth must be removed by scraping or brushing with a stiff bristle brush (not wire). The spores must then be killed by an application of a Fungicide solution in accordance with the manufacturer's instructions.
4. Rake out random cracks and make good with Ready Mixed Filler in accordance with the manufacturer's instructions. Surplus filler surrounding the crack should be removed. Allow to harden and dry.
5. Patch stabilising/bring forward when finishing with a masonry paint. Stabilise all bare, repaired and chalking areas with an application of Stabilising Solution. Allow minimum drying time of 16 hours in normal drying conditions. Bring forward the stabilised areas with one coat of the masonry paint specified in the decoration clause. Allow adequate time to dry.
6. Cleaning down: remove mortar and plaster splashes and nibs remove efflorescence surface salts with a stiff fibre brush and leave for 48.

13. GENERAL PREPARATION

1. Care shall be taken when decorating in close proximity of smoke and intumescent seals around fire doors. Where practical these shall be masked off during decoration with masking tape removed immediately following decoration.
2. The Contractor shall include for removing locks, bolts, signage and fastenings, etc. before the preparation processes are commenced and replacing in position on completion. Touch up all work on completion as required.
3. The contractor shall remove all luminaires that may become contaminated by paint and replace in position on completion. Touch up all work on completion as required.
4. All cracked loose or otherwise defective glazing putties shall be hacked out completely and the rebate cleaned out and coated with the appropriate primer, allowed to dry and reputtied with the appropriate putty.
5. The Contractor is to take care not to paint over draught stripping and will be responsible for replacing any draught strip damaged by paint. All loose draught strips shall be refixed by the Painting Contractor.

6. The Contractor shall paint all opening edges of windows and doors including contacting tenants in order to obtain such access.
7. Heavily stained areas to be treated with one coat of sealer.
8. Scrape back any defective areas to remove all loose and defective material to a firm edge. Cut out any cracks and make good by filling and rubbing down. Any areas bared are to be brought forward with suitable primer and undercoat to present a smooth film of paint to receive subsequent coats.
9. Renew any tapes to joints where defective. Any areas bared are to be brought forward with suitable primer and undercoat to present a smooth film or paint to receive subsequent coats.
10. Mould growth or fungus is to be removed from surfaces in the most practical manner and the affected area should be treated with fungicidal solution in accordance with the manufacturers' recommendation.

14. GLASS

The Contractor shall prior to any preparatory work draw the Contract Administrator's attention to all cracked or broken glazing.

15. CLEANING OF NONE DECORATED SURFACES

1. Plastic surfaces shall be washed down and leathered off.
2. Where plastic guttering has become unclipped from existing brackets/joints it shall be reclipped.
3. Plastic canopies shall, unless previously painted be washed down and leathered off using a proprietary cleaning agent.
4. Plastic cladding shall be washed down and leathered off using proprietary cleaning agent.
5. PVC-U windows and doors shall be washed down and leathered off using a proprietary cleaning agent PRIOR to any decoration of surrounding masonry and the like.
6. Plastic/metal meter boxes shall be washed down.

16. PRIMING

1. Primers shall not be applied until the surfaces and preparatory works have been inspected and approved by the Contract Administrator.
2. No undercoat or finishing coat shall be applied until the previous coat has been likewise approved.
3. Primed or undercoated work should not be left for an undue period before completing the painting progress.
4. Primers shall be allowed a minimum period of 24 hours for oil-based primer and eight hours for Acrylic based primer in which to harden before the application of subsequent coats.
5. Surfaces shall be rubbed down with fine grade sandpaper between each coat.
6. All paintwork shall be applied by brush, rollers may be used at the discretion of the Contract Administrator.

7. Where more than one coat of any paint is specified the first coat is to be of a different shade to the second coat.
8. The number of coats specified in the works section is exclusive of all preparation, primer or bringing forward.

17. FINISHING

Previously decorated surfaces will be finished in similar product as previous decoration cycles.

1. Previously painted woodwork. Prepare all surfaces, prime bare patches with BS 5358 wood primer. Apply one undercoat and two gloss finishing coat to existing painted woodwork, apply one
2. Previously stained woodwork. Apply 3 coat microporous built up stain.
3. Previously painted metalwork. Prepare all surfaces, prime bare patches with an approved rust converting metal primer on ferrous metalwork and zinc chromate primer on ferrous metalwork. Apply one undercoat and two gloss finishing coats to new primed previous unpainted metalwork, all in accordance with manufacturers recommendation.
4. Previously painted external Concrete, Brick, Building Board and the Like. Prepare all surfaces, sterilize with a diluted bleach solution, apply approved proprietary anti-fungi treatment used in accordance with manufacturer's instructions. Apply two full coats pliolite resin finish.
5. Previously painted internal walls and ceilings. Prepare all surfaces. Prime bare patches and apply two coats of emulsion paint to existing painted plaster or artex surfaces. Apply one mist and two full coats vinyl emulsion paint to new plaster or artex surfaces. All in accordance with manufacturers recommendations. Selection of matt, silk or eggshell finish will be to match existing treatment.
6. All previously treated external cladding to receive 2 coats of hi build opaque microporous stain

18. UNSUITABLE CONDITIONS

Decoration should not be undertaken during unsuitable conditions as specified in the manufacturer's technical literature and or in the following circumstances.

1. Air borne dust and grit is present.
2. Air temperature is below 4
3. Relative humidity exceeds 80%
4. The temperature of the surfaces is too low
5. Substrates have not dried out
6. Lighting is inadequate for specified high quality finishing coats
7. There is inadequate ventilation, particularly when volatile coatings are being applied

19. PROTECTION OF SURFACES

The contractor shall allow for safeguarding and protecting against damage due to the carrying out of the contract all existing features and items on or near the site. In this connection, the contractor shall particularly note, at each visit to the site, the general state of repair and condition of all existing features and items and report damage to

the contract administrator or other delegated Employer's representative prior to commencing work.

At all times, all entire sites on which the contractor is working, shall be kept in a clean and tidy condition, all surplus materials and rubbish being cleared away as work proceeds and at the end of each working day.

No fires shall be allowed on any site at any time.

Should any damage or loss be caused to existing features and items due to the carrying out of the contract, then the contractor shall be required to reinstate and make good such damage at his own expense and to the satisfaction of the contract administrator.

20. MACHINERY AND EQUIPMENT

The Contractor shall employ on site only machinery/ equipment and implements which are to the Contract Administrator's approval, and are of the quality, performance and type suitable to the scope of the work contained within the contract and to the time for completion specified.

All machinery and equipment for use in the works associated with this Contract must be supplied by the Contractor.

All electrical equipment must have a current 'Portable Appliance Test' sticker affixed. A copy of the current 'Portable Appliance Test' certificate must be supplied to the Contract Administrator prior to the equipment being used on site.

Petrol powered equipment will not be permitted within the premises.

21. HEALTH AND SAFETY

The provisions of the Health and Safety at Work Act 1974 apply to this contract.

The Contractor must provide the Contract Administrator with a copy of his written health and safety policy.

All chemicals are to be mixed, stored and applied in strict accordance with the manufacturer's instructions and the requirements of the Food and Environment Protection Act 1985. The contractor shall provide and make available for inspection containers for measuring quantities.

When on site the contractor must ensure that all chemicals are stored properly in accordance with the above legislation in a lockable container which will contain liquid and gaseous leakages and comply with COSHH regulations. Chemicals must not be stored in vehicles used as mess facilities.

The Contract Administrator will suspend site operations should the contractor fail to comply with any of the safety regulations procedures or restrictions of this specification.

The contractor has full responsibility for any damage caused by the misapplication of chemicals and any such damage will be fully reinstated or replaced to the complete satisfaction of the Contract Administrator at the contractor's expense.

The Conditions of Contract empowering the Employer or the Contract Administrator to require the Contractor to cease to employ in connection with the Contract any person whose continued employment thereon is considered undesirable, applies in cases of breach of safety and welfare requirements as in other matters.

The Control of Substances Hazardous to Health Regulations 1999 (COSHH) must be complied with at all times.

The Contractor must provide, for the Contract Administrator's inspection, a copy of his COSHH Assessment.

The Contractor shall notify the Contract Administrator when he intends to use chemical compounds allowing not less than seven working days prior to commencement of the works on site.

The Contractor shall submit the name of the chemical compound, its supplier, a breakdown of its constituents, the mode and recommended rate of use for the Contract Administrator's consideration. Approval by the Contract Administrator for the use of a particular chemical compound shall in no way relieve the Contractor of his contractual or legal obligations.

Records of all applications must be kept and submitted to the Employer monthly. However, the record of applications must be made available to the Employer immediately if requested.

In the event of any of the contractor's operatives breaching the Health and Safety regulations, or carrying out works in such a manner as to fail to comply fully with the Health and Safety at Work Act 1974 (including safe working under the Road Traffic Acts), the following procedure will apply:

22. WORKING RESTRICTIONS

Working restrictions do not apply for works required in emergency situations.

No Saturday working will be permitted at any time for works undertaken as part of this contract.

Working time is restricted on all Fridays as follows:

March – October - all works to cease by 4:00pm

November – February - all works to cease by 2:30pm

No works are permitted on Jewish High Holy Days or on Jewish Festivals. Additionally, the contractor must note that works are to cease by 1:00pm on the day before each of these. Details of the relevant days are as follows:

<i>FESTIVAL</i>	<i>DAY</i>	<i>2021</i>
PASSOVER <i>Pesach</i>	1 st	28 th March
	2 nd	29 th March
	7 th	3 rd April

	8 th	4 th April
PENTECOST	1 st	17 th May
	2 nd	18 th May
NEW YEAR <i>Rosh Hashanah</i>	1 st	7 th September
	2 nd	8 th Septembre
DAY OF ATONEMENT <i>Yom Kippur</i>		
TABERNACLES <i>Succoth</i>	1 st	21 st September
	2 nd	22 nd September
<i>Shemini Atzeret</i>	8 th	28 th September
<i>Simchat Torah</i>	9 th	29 th September

The contractor shall ensure that the working restrictions have been taken into account when pricing the tender as no claims arising from being unable to work on site during restrictive times will be allowed.

23. GENERAL PERFORMANCE

The contractor is to adopt a courteous and non-confrontational approach to all tenants, members of the public and adjoining property owners at all times

The contractor shall use all reasonable measures to avoid causing inconvenience and shall indemnify the Employer from any claim or action for damages on account of unauthorised trespass or other misconduct of his employees.

The contractor will ensure that all employees are issued with formal identification which is carried with them at all times while undertaking contract works.

This formal identification must be made available upon request by any tenant or employee of Leeds Jewish Housing Association Ltd or Leeds Jewish Welfare Board.

24. USE OF THE SITE

The site has limited scope for onsite storage of materials and equipment, the contractor will therefore be required to programme deliveries to meet their immediate needs.

Sufficient power and water will be made available for the execution of the works.

The contractor shall not use the site for any purpose other than that of carrying out the Works and he shall obtain the permission of the Contract Administrator for the siting and storage of materials and equipment.

The contractor shall provide and maintain on the site or in the site vehicles all necessary facilities for his own employees, including washing facilities. Toileting facilities and messing facilities cannot be made available by the employer.

The contractor will be required to restrict his activities to within the site boundaries unless otherwise instructed by the Contract Administrator and must in no way inconvenience the tenants, leaseholders, owners, residents and other authorised users of the sites.

Leeds Jewish Housing Association decoration specification

Address 1	No.s	Postcode	Code	No.	Areas included	Brief description
Bentcliffe Court	1 to 34	LS17 6SY	BCC	29	Community Centre lounge/kitchen/laundry/wc	Handrails/gates/fascias/garage doors and frames
Burton House	1 to 26	LS17 8FP	BHO	25	Common hall stairs and landings 1st/2nd/3rd floors. Common kitchen/lounge/dining/staff office	Bin room doors, knee rails/fencing/handrails/juliet balcony balustrades
Burton Mews	1 to 0	LS17 7JZ	BMS	10	Common halls stairs and landings x 3	Fencing/bin rooms doors/fascias/juliet balcony balustrades/garage doors and frames
Cranmer Gardens	28 to 40 evans	LS17 5LA	CGD	7		Fascias/porch canopy supports/fencing
Cranmer Road	3,5,7	LS17 5PX	CRD	3		Fascias/porch canopy supports/fencing
Green Park	1 to 36	LS17 6SZ	GPK	27		Fencing/garden benches
High Moor Close	1 to 41	LS17 6SR	HMC	40	Common lounge/kitchen/laundry/wc/office/entrance hallway	handrails/fencing/door frames/garden benches
Lidgett Lane			LGL			
Lady Park Court	34 to 45	LS17 8TZ	LPC	18	Common hall stairs and landings	Fencing/bin rooms doors/fascias/juliet balcony balustrades
Queenshill Avenue 1-43	1 to 43	LS17 6BB	QAV			
Queenshill Avenue 45-47	45 to 47	LS17 6BB	QAV			fencing
Queenshill Drive	1 to 85	LS17 6BG	QDR	67		Stairways and balconies/cedar cladding

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Queenshill Gardens 52=56 evens	52 to 56 evans	LS17 6BH and LS17 6BQ	QGD	62		Balcony edges/balustrades/stairway/path handrails/boundary fence/rendered panels
Queenshill Gardens 2-50 evans	2 to 50 evans		QGD		Perimeter fencing	
Queenshill Gardens 1-15 Odds	1 to 15 odds		QGD		Concrete ring beams and canopies/perimeter fence	
Queenshill Gardens 17-33 Odds	17 to 33 odds		QGD		Perimeter fencing/canopy supports/fascias	
Sheila Saunders Lawn	1 to 30	LS17 6TH	SSL	29	Common lounge/kitchen/laundry/wc/office/entrance hallway/bin room/corridors/stairways	
Sheila Saunders Lawn			SSL		Juliet balconies/plant room doors/fencing/garden benches	
Stonegate Way	1 to 63	LS17 6FD	SGW	62	Common lounge/kitchen/reception/wc/office/entrance hallway/LJHA offices/staff room/wcs/corridors/stairways/guest room/TV room/	Perimeter fence
Stonegate Way			SGW		Fencing	
Skyte House	1 to 41	LS17 6BF	SKY	40	Common lounge/dining/hall/kitchen/corridors/stairways/staff room/reception office	
Skyte House			SKY		Juliet balconies/plant room doors/fencing/ pergolas/garden benches/raised planter beds	

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Stoneleigh Way	3 TO 10	LS17 8FL	SLW	8		Bin area /fencing/entrance canopy support/external doors
Stone Court	4 to 26 evans	LS17 5LA	SCT	13	Common corridors and lobbies	Bin area /fencing/entrance canopy support/bay window surrounds