

35 – 37 (A) The Walk – BAF25030

Scope of Work

This project consists of re-roofing and external works to 3 retail units and residential flats located in New Inn, Pontypool. The property addresses are 35, 35A, 36, 36A. 37 & 37A The Walk.

The building was constructed in the nineteen sixties and was commissioned by the Local Authority at the time, to provide retail units with residential accommodation above. Each retail unit and flat has its own independent entrance. The shops consist of a confectioner, Chinese takeaway and hairdressing salon. Flat 36 and the retail shops are leasehold with the two remaining flats being under the ownership of Bron Afon.

The blocks are built on generally flat ground in a quiet residential area. The residents of the flats consist of Bron Afon tenants and one private resident who has exercised their right to buy.

Contractors bidding for this work must be able to commence work on site in **January 2026** and be completed and invoiced by the end of **March 2026**.

A period of 10 weeks has been allocated to deliver this project and therefore must be adequately resourced and completed by this date. Tendering organisations must take this into consideration when bidding for this work.

The works are to be undertaken as per the technical specifications contained in **Appendix 4** and as per the pricing schedule contained in **Appendix 3** of the tender documentation. These should be read in conjunction with the Pre-construction Health & Safety Information contained in **Appendix 7**. This project comprises of several elements:

Roofing Works – the removal and replacement of the roof coverings to the main building.

The work will include the following:

Supply and install complete new pitched roofing system in accordance with the technical specification contained in **Appendix 4** to include:

The erection of suitably designed or TG20:21 scaffolding to the main building. Demolition of redundant chimney stacks, relocation of TV aerials and satellite dishes. Extension of gable ladders to both sides of roof. Removal of existing concrete interlocking roof tiles, battens and underfelts. Removal of all existing rainwater goods, to include guttering, downpipes, fixtures and fittings. Removal of all fascia, soffits and undercloaks.

Extension of gable ladders and installation of new Redland roofing system to include; underlay, battens, interlocking concrete roof tiles, roof slope ventilators, dry ridge system, dry verges and roof ventilation.

Renewal of fascia with tanalised timber backing boards, overlaid with UPVC fascia. Installation on new soffits and rainwater goods, including guttering and downpipes. Guttering to be fixed every 600mm and downpipes a maximum of every 1000mm. Downpipes to be relocated where run internally. It must be ensured that any external or internal downpipes and gullies are clear from blockages and free flowing.

Alter existing soil vent pipes to terminate through soffit and into matching roof slope ventilator tiles.

External Works – carry out works to pre-identified cracking to external walls, hack off sections of render and carry out crack stitching repairs. Following completion, re-render over affected areas.

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Cut out expansion joints to side and rear elevations.

Carry out repainting to all rendering of external elevations.

Take up existing concrete paths to rear of block and lay new concrete paving slabs.

Outbuildings

Isolate services to existing outbuildings to rear of building, soft strip asbestos roof sheets and dispose of, provide consignment note. Demolish existing brickwork building and dispose of to skip. Break up concrete floor slab and dispose of to skip. Excavate ground and create formwork, lay and compact 100mm hardcore. Lay new 150mm concrete base with reinforcing metal rebar grid and damp-proof membrane.

Scaffolding

The erection of any suitably designed scaffolding to the building, to facilitate all external works, including; replacement of roof covering, crack stitching repairs, painting and associated building works. Scaffolding fans are to be fitted over entrances to flats and shops to protect the public.

The continuity of television and satellite signal reception is to be maintained for the duration of the works. Therefore, the erection of scaffolding may affect TV signal reception and the relocation of satellite dishes and aerials must be allowed for as part of this tender.

Where any lighting is removed to facilitate this work, temporary lighting is to be provided to ensure that the same level of lighting is achieved at all times.

Contractors must ensure that all scaffolding required to carry out this work meets all the necessary health and safety requirements and is properly designed for the type of building and works. Scaffolding must be either designed or installed in accordance with TG 20:21, NASC good practice guidelines and BS EN 12811 – 1: 2003 safe standards for erecting scaffold. Scaffold designs and RAMS for the erection and removal of scaffolding must be provided within the construction phase plan. **Access ladders are to be removed and securely locked away when scaffolding is not in use. The use of Ladder Guards will not be permitted on site.**

Scaffolding permits will need to be obtained from the local authority where they encroach on to public highways and footpaths. The provision and costs associated with these permits will be the responsibility of the contractor.

Bron Afon Community Housing would like the successful contractor to provide a suitable temporary name board for each scaffolding to each block, which must display the following information:

- Name of Employer
- Name of Employer's Agent
- Name of Principal Designer
- Names of Contractor and Sub-contractors
- Advertisements will not be permitted

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- All written elements must be in English and Welsh. Bron Afon Community Housing requires the successful Contractor(s) to provide an 0800 number for tenants to ring for emergencies which will be displayed on the name boards.

The Principal Contractor must take all necessary precautions to prevent damage to the work from frost, rain and other hazards.

Any work carried out to or which affects new or existing services must be in accordance with the Bye Laws or Regulations of the relevant Statutory Authority.

All mechanical and electrical services worked on during the course of the project must have final tests and commissioning carried out so that they are in full working order at The Completion Date.

The successful Contractor(s) are to remove all temporary markings, coverings and protective wrappings unless otherwise instructed.

Bron Afon requires the successful contractor(s) to clean the works thoroughly inside and out including all accessible ducts and voids, remove all splashes, deposits, efflorescence, rubbish and surplus materials consequent upon the execution of the work.

The successful Contractor(s) must provide COSHH dated data sheets for all materials used for cleaning and ensure they are used only as recommended by their manufacturers.

The successful Contractor(s) must adequately protect all types of work and all parts of the Works, including work carried out by others, throughout the Contract. Wherever work is of an especially vulnerable nature or is exposed to abnormal risks provide special protection to ensure that damage does not occur. Failure to observe this practice will result in the contractor appointed replacing any damaged items at their own expense.

Bron Afon Community Housing requires the successful Contractor(s) to notify all service authorities and/or adjacent owners of the proposed works not less than two weeks before commencing site operations. Bron Afon Community Housing will assist in this function by providing the assistance of a tenancy support officer to liaise with tenants and owner occupiers.

Bron Afon Community Housing requires the successful Contractor(s) to make good all damage caused as a consequent of carrying out the work at no extra cost to Bron Afon. If any damage to existing services results from the execution of the Works, the Successful Contractor(s) shall notify EA and appropriate service authority.

E.g. water electricity, gas, BT, Sky, Cable without delay by means of telephone call or email. The successful Contractor(s) shall make arrangements for the work to be made good without delay to the satisfaction of the service authority or other owner as appropriate.

Any measures taken by the EA to deal with an emergency will not affect the extent of the Contractor's liability and be liable for payment by the contractor.

Asbestos

Asbestos containing materials have been identified to the roof sheets of the outbuildings (asbestos cement) at the rear of the block. Also some mastic sealants around the building.

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Some of the soil pipes are presumed to be asbestos cement products.

The removal of any non-licensable materials must be undertaken by either suitably trained and accredited Cat B operatives or by a licensed asbestos removal company.

Asbestos containing material may be present elsewhere in the buildings, despite an asbestos refurbishment survey having been undertaken. This asbestos refurbishment survey has been included in **Appendix 7** of the tender documentation.

Any licensable asbestos identified during the refurbishment survey should be removed by one of Bron Afon's approved asbestos removal contractors. Any removal works are to be commissioned and managed by the Principal Contractor.

Bidding contractors are encouraged to review the asbestos surveys when obtained and are responsible for taking the appropriate action in dealing with it. Bron Afon currently has a framework for compliant asbestos surveys and removals; as such contractors must work with our approved asbestos contractors.

The successful contractor will fulfil the role of Principal Contractor and will be responsible for managing any additional asbestos surveys or sampling and the licenced asbestos removal contractor when commissioned.

Bron Afon's framework asbestos contractor for surveying and sampling is:

Life Environmental Services

Bron Afon's framework asbestos contractors for removal works are:

Shield Environmental Services

Severn Insulation

Gas Works

Isolation of gas or solid fuel boilers or fires must be undertaken by a suitably qualified Gas Safe registered engineer who has the relevant qualifications for the type of works being undertaken. Therefore, the Principal Contractor will be responsible for the supervision and management of any gas engineers employed on site.

Where any external work is to be undertaken near to any gas or solid fuel appliances and their respective flues, the appliance connected to the flue must be isolated prior to commencement of any roofing or external envelope works. Consideration must be given to provide temporary heating to residents during the winter months, i.e. October to April where isolations are necessary to undertake roofing or external works.

Vertical and horizontal flues for gas boilers are present at the rear of the building.

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All gas work must be undertaken in accordance with Bron Afon's Gas Safety Management Procedure contained in **Appendix 6**. Relevant certification such as CP12's must be issued on completion of the work and returned to Bron Afon within seven days.

Inspection

It is highly recommended that all Bidding Contractors contact Bron Afon's representative, identified below, to attend site to carry out an inspection prior to submitting their pricing document, in order to fully scope the works and propose a suitable scaffold design solution.

To arrange a site visit, please contact:

*Craig Allford on 07891 244 901 or
Gavin Lloyd on 07528 965056.*

Post work inspection and internal and external cleaning down is required to be undertaken by the Principal Contractor. All works will be post inspected by a Bron Afon representative.

Pricing

Contractors must populate and complete the pricing schedules found in **Appendix 3**. The pricing that bidding contractors provide will be used to evaluate the responses, as such contractors must price for all elements and failure to do so could result in your tender no longer being considered.

Pricing submitted by contractors will be fixed throughout the duration of the project and Bron Afon will not accept any price increases post tender award.

Landlord & Tenant Act 1985

The project is subject to consultation with the respective leaseholders within the building and is subject to the Section 20 process covered in the Landlord and Tenant Act 1985. Notice of intention has been given to the leaseholders concerned and the prices submitted during the tender process will be included in the notice of proposal and is subject to this consultation process.

Contract Duration

Bron Afon Community Housing requires each tenderer to confirm the date they would be able to undertake the works. Therefore, sufficient resources must be allocated to deliver this project within the agreed timescales.

Tenderers must also confirm the anticipated duration of works and commencement of works with their tender submission in the form of a project plan. Bron Afon will use this information to track progress of the project.

Should the works take longer to complete than originally anticipated, the successful contractor is to establish contact with Bron Afon's representative and seek approval to extend the duration

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of the project. A revised programme of works should then be submitted indicated the new proposed end date for the project.

The works are to be completed and invoiced for payment by the end of April 2026.

Contractor Meetings

The successful Contractor will be required to attend an initial pre-start meeting either at Bron Afon's headquarters or by means of a virtual meeting platform, such as Zoom. The date and time will be confirmed in the award letter.

During the contract, Bron Afon will require the successful contractor to attend regular meetings and update them on the progress of the project. This may be either on site, via an online platform, such as Zoom or Teams or at Bron Afon's offices at William Brown Close.