

TRADE SPECIFICATION

CAVITY WALL INSULATION

GENERAL

a) **BDW Trading Limited**

Barratt Homes and David Wilson Homes are trading names of BDW Trading Limited “the Company”.

b) **Clearing**

As part of this Trade Specification the Contractor is responsible for clearing up and safe removal of waste materials from in and around the house arising from the execution of their Works, ensuring that all waste materials are segregated and disposed of into the relevant tipper skips..

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.

The Contractors attention is particularly drawn to the sections below which state where waste materials must be removed as work progresses.

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c) **Contract Conditions**

The Contractors attention is drawn to the Company’s Conditions of Contract and Operating Procedures for All Contractors.

d) **Defective Workmanship**

All defects arising from poor workmanship by Contractors or, by the Contractor not carrying out the Works in accordance with this Trade Specification, 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 being instructed to carry out such remedial work, will incur the Contractor with the cost thereof.

Should any element of work, undertaken by a preceding trade, be considered deficient and inhibiting progression by this trade, all such defects must be brought to the attention of BDW Site Management for remedy prior to the commencement of the works.

e) **Governing Documents**

The documents below must be used for reference in compliance with the Company’s standard working drawings and construction best practice guide. The Contractor is to ensure that all current versions are followed.

All materials, equipment, accessories, and workmanship shall fully comply with the manufacturers BBA certificate for blown bead insulation.

f) **Group Suppliers**

The Contractor should be aware that the Company operates National Commodity Agreements with a number of nominated suppliers, as listed below. It is the Contractors responsibility to ensure that these agreements are adhered to. Failure to do so may lead to the Company making a claim from the Contractor for any loss of rebate.

Manufacturer of Ecobead Platinum Cavity
Wall Insulation: –

Springvale EPS Ltd

Harewood Street
Tunstall
Stoke on Trent
ST6 5JZ

Manufacturer of Superbead Cavity Wall
Insulation: –

Energystore Ltd

21-23 Shore Road
Holywood
County Down
BT18 9HX

Contact: Sandy MacGregor
Tel: 0800 0283046

No other manufacturer's products are to be specified unless otherwise stated in the following Schedule of Materials.

g) **Distribution**

Contractors should be aware that the Company operates a national supply chain agreement.

Approved Installers of Springvale Ecobead
Platinum and Energystore Superbead
Cavity Wall Insulation:

A&M Insulation

Environmental House,
Off Mill Lane,
Sandwash Close,
Rainford,
Merseyside,
WA11 8L

Contact: Simon Atherton
Tel: 01744 887509

Avonside Energy Ltd

Units 3 & 4,
St Georges House,
Gaddesby Lane,
Rearsby,
Leicester,
LE7 4YH

Contact: Bill Rumble
Tel: 0116 2962929

Max Energy Ltd

1 Boston Road,
Gorse Hill Industrial Estate,
Leicester,
LE4 1AA

Contact: Paul Beardsley
Tel: 0116 2962700

Energystore Ltd

21-23 Shore Road
Holywood
County Down
BT18 9HX

Contact: Sandy Macgregor
Tel: 0800 0283046

It is mandatory that all materials are only procured through these installers.

h) **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 always worn 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.

The Contractor must provide relevant Health and Safety, Plumbing Risk Assessments, Method Statement and relevant COSHH sheets.

Manual Handling Assessments shall be provided when requested.

i) **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.

The Contractor is responsible for ensuring that all materials are suitable for the works, that materials are not damaged and that there are no significant colour variations to the products installed. The Contractor must inform the Site Manager immediately following the identification of such defective materials so that any follow-on trades can be made aware should temporarily fitting and re-fitting be required that impacts on these Contractors.

Failure resulting from the Contractor using unsuitable or damaged materials will result in the Contractor being liable for any costs in rectifying the same.

j) **Manufacturers Products**

The Contractor must make themselves aware of Manufacturer's products and fixing instructions 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.

k) **Site Condition**

The Contractor is to examine the drawings, visit the site to ascertain position of site office, compound, electricity, and water supplies.

Accessibility may vary depending on the location, 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.

l) **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.

Injection of the product must be left until the cavity is sealed from the weather, i.e. the roof is in place and the windows and door openings are sealed.

It is essential that the Contractor liaise with all other trades associated with the Works to ensure the sub-structure is installed correctly and appropriately prior to work being carried out, including but not limited to:

Bricklayer

A good standard of workmanship shall comply with the latest Blown Bead BBA certificate, NHBC & Local Authority requirements.

The cavity must not be restricted by excessive mortar squeeze between bricks/blocks.

There must not be excessive mortar on the wall ties and cavity battens/boards must be used to reduce the amount of mortar droppings left in the cavity.

1 QUOTATION

- 1.1 A lump sum, fully inclusive of all labour, plant and materials, fixed price quotation for the supply and installation of **Cavity Wall Insulation** in accordance with the Group Suppliers and Distributors (noted above), the enclosed drawings; this scope of works and the enquiry documents is required.
- 1.2 Your quotation for the Works is deemed to include all necessary,
- (i) all equipment and materials necessary for the complete cavity wall installation,
 - (ii) labour,
 - (iii) supply of materials to Site,
 - (iv) protecting materials on Site,
 - (v) distributing materials to Plots
 - (vi) inspection and
 - (vii) completion certificates.
- 1.3 Clarification must be sought to any variance in this trade specification, drawing specification and manufacturers' details prior to submitting your tender, as no claims for want of knowledge will be entertained.
- 1.4 Extra-over rates for all labour and materials must be provided within the tendered quotation as may be required on a 'daywork' variation.
- 1.5 The Contractor is responsible for the printing, copying and distribution of all trade specifications, manufacturer's drawings as necessary to its installation teams.
- 1.6 The Contractor is to include final commissioning prior to legal completion within the tendered quotation.

- 1.7 Installers are required to provide an Installation completion report. This will contain details and photographs of all pre-install checks for each plot and verifies the injected amount of bead is in line with what is expected for the house type. It will also flag any items that may affect the expected volume quantity such as if designed cavity width doesn't match what's measured on site etc.
- 1.8 Post installation checks should be carried out on 1 in 10 installations. During winter months thermal cameras are used to check all areas are filled and in warmer months where thermal imaging not possible, borescope checks are completed around key junctions.

2 ECOBEAD (MASONRY CONSTRUCTION)

- 2.1 Cavities to be filled to all external walls in Normal Exposure locations only. In areas of severe exposure, alternative insulation will be required. The Contractor should satisfy himself as to the exposure rating of the development prior to submitting their quotation.
- 2.2 Cavities must be filled from the interior of the buildings through 25mm injection holes, prior to plaster finish being applied to manufacturer's installation instructions.
- 2.3 All tops of cavity walls to be insulated, must be weather protected and capped before installation.
- 2.4 Holes must be filled by the Contractor using a suitable mortar mix.

Following installations installers must send job completion reports with site manager. This report will confirm all pre-install and quality checks and state the installed volume of bead is in line with what is designed for the house type. Any items that may affect this volume such as variance in cavity width must be flagged on report.

Post installation checks must be carried out on 1 in 10 installations, during winter months this will be thermal imaging checks and in summer months Borescoping checks around key junctions.

3 MINERAL WOOL (TIMBER FRAME CONSTRUCTION)

- 3.1 External walls studwork to be tightly packed to 140mm depth with mineral wool insulation (min mass 10kg/m³) with minimum Thermal Conductivity of 0.035 W/mK.
 - 140mm Superglass – Timber and Rafter Roll or Batt 35
 - 140mm Knauf – FrameTherm Roll 35
- 3.2 140mm insulation to be installed to the joist space external perimeter to the same specification as the external wall insulation.
- 3.3 The space above timber wall plate into the loft space at eaves and gable edges must be insulated by the Contractor at the same time as the 1st floor walls.
- 3.4 A reflective vapour control layer (VCL) to be installed on the inside of the dwelling secured by 25mm timber service batten. 38mm timber service batten to be used in specific locations to accommodate services as shown by working drawings.
 - Glidevale Protect VC Foil Ultra

3.5 Party Walls studwork to be tightly packed with absorbent material to minimum depth 60mm with mineral wool insulation (mass 10-60kg/m³) both sides, mineral wool may be unfaced or wire-reinforced.

- 60mm+ Superglass Multi Acoustic Roll
- 75mm Knauf Acoustic Roll

Note:

Oregon Site: To be installed by Oregon.

Donaldson Site: To be installed by the Contractor.

3.6 Integral Garage Internal Walls studwork to be tightly packed to 140mm depth with mineral wool insulation (min mass 10kg/m³) with minimum Thermal Conductivity of 0.035 W/mK to achieve a U-value of 0.30W/m²K.

- 140mm Superglass – Timber and Rafter Roll or Batt 35
- 140mm Knauf – FrameTherm Roll 35

Compartment Floors (including Communal Areas) minimum 100mm depth, mineral wool 10-36kg/m³ density between joists.

- 100mm Superglass Multi Acoustic Roll/Multi Purpose Acoustic Slab
- 100mm Knauf Earthwool Acoustic Roll

4 WASTE REMOVAL AND CLEANING OUT

4.1 The contractor must ensure that waste from their work activities is minimised and materials are reused where practicable.

4.2 Waste generated should be segregated and disposed of into the relevant tipper skips, it is the responsibility of the contractor to request appropriate and sufficient tipper skips to be sited in close proximity to their working area. If cross contamination of skips is observed and is as a result of the contractor's inappropriate management of waste, a contra-charge will be applied.

4.3 All plots, garages and scaffolds must be cleaned by the contractor upon completion of the works and left free of materials or debris created by the works. Failure to do so will result in contra charges being applied.

4.4 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.

4.5 Waste removal and disposal must be in accordance with all current UK legislation.

4.6 We reserve the right to contra-charge the Contractor for the cost of excessive removal of the Contractors' waste, including waste resulting from damage to materials in their care, plus an administration fee of 20%.

5 STATUTORY REQUIREMENTS

- 5.1 The Contractor shall comply with all statutory regulations of government e.g. Health and Safety Act, local authority, electrical supply authority, fire prevention office or any other interested parties.

6 ACCREDITATION

- 6.1 The Contractor must submit, at the time of submitting the tender, details of the manufacturer's accreditation to the following organisation(s): BBA
- 6.2 The product must be installed by operatives trained and approved by the Certificate holder and subsequently approved by the BBA. The Certificate holder operates an Approved Installer Scheme for this product under which the installers are approved, registered, and regularly reviewed by the Certificate holder and BBA to demonstrate they are competent to carry out installations of the product.

TRADE SPECIFICATION**CAVITY WALL INSULATION**

This Specification Agreement relates specifically to the Company's development at

I confirm that I have read and understood the foregoing Specification and any necessary associated documentation referenced, such as standard specifications, drawings or quoted details 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:

.....

DATE:

N.B. The contractor is to sign this Agreement and return it with their Quotation. Any prices received without this Agreement will be excluded from consideration.

Revised: Rev. C – 1 January 2025