

## TRADE SPECIFICATION

### LOFT INSULATION

#### GENERAL

- a) **BDW Trading Limited**  
Barratt Homes and David Wilson Homes are all 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.

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

- d) **Defective Workmanship**  
All defects arising from bad workmanship by Contractors 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 carrying out this work will incur the Contractor with the cost thereof.

- e) **Health & Safety**  
The below are specific requirements required for the work activity and reference must also be made to the Company’s Safety Health and Environmental Code for Sub-Contractors (SHE Form 09). The contractor must be conversant with this code and fully apply its requirements where practicable.

The contractor is to provide suitable competent supervision for their work activities and ensure that monitoring of their work activities is undertaken. A report detailing the monitoring of work activities and action taken must be provided to the company.

All operatives are to be inducted on site prior to carrying out any work. It is the contractors’ responsibility to ensure that all persons that are engaged on a site are presented for induction prior to commencing work.

It is the responsibility of the contractor to ensure all persons working for them have been supplied with and wear the appropriate Personal Protective Equipment (PPE) and Respiratory Protective Equipment (RPE) required by statutory requirements, site rules and/or specified controls measures required for the work. It is the contractors’ responsibility to provide the PPE/RPE.

The contractor is responsible to ensure all operatives have a valid competency card (i.e. CSCS or equivalent) for the specific work activities to be undertaken.

Prior to work commencing the contractor must provide an appropriate risk assessment and/or method statement for the work activity, which also includes an assessment for manually handling material, and COSHH assessments for any materials classified as hazardous. The contractor must ensure that all their workers understand and have been provided with a briefing on the control measures required.

The contractor shall provide suitable task lighting to illuminate the loft space. Head torches can be used for localised lighting but additional lighting will be required to enable safe movement within the loft space.

The contractor shall provide and ensure that work is undertaken from a suitable and sufficient proprietary working platform within the loft space. The platform should be 600mm wide where practicable, and be supported by a minimum of 3 truss cords. Sufficient platforms must be provided to enable safe movement of workers within the loft space. The controls to be implemented must be detailed in the risk assessment for the work.

The contractor shall provide a safe means of access into the loft space which will be via an appropriately secured ladder, which extends into the loft space via the access hatch. The ladder must be a minimum of Class BS EN 131

A permit to work must be obtained by the contractor from the Company prior to work being undertaken in any loft space. The permit must be closed and signed off when the work has been completed.

f) **Materials**

It is the Contractor's responsibility for unloading and storing all of their own materials.

The Contractor must ensure that all materials are satisfactory for use and have not been subject to deterioration and conform to the relevant BSS, if applicable or Agrément Certificates, NHBC Standards and Local Authority requirements. Failure resulting from the Contractor using unsuitable or damaged materials will incur the Contractor the costs of rectifying the same.

g) **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.

h) **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.

i) **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.

It is essential that the Contractor liaises 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:

### **Roof Tiler**

Prior to the installation of loft insulation, ensure that Manthorpe G502, profiled ventilation roll, has been installed to prevent the loft insulation from blocking the airflow through the roof to the exit points at ventilation tiles or ridge tiles, all in accordance with the Roof Tiling Trade Specification.

### **Electrician**

Prior to the installation of loft insulation, ensure that the appropriate fire rated downlighters have been installed.

Should the Contractor have any concerns as to the type, fire rating or installation of the downlighters installed, these must be raised to the Site Manager prior to the commencement of the works.

### **Plumber**

Ensure that all pipework installed within the loft space (above the level of loft installation) is insulated in accordance with the Plumbing & Heating Trade Specification.

## **1 QUOTATION**

- 1.1 A fully inclusive fixed price lump sum per unit is required for supply and fix fibreglass loft insulation to roof spaces in accordance with the below specification, tender drawings enclosed and letter of enquiry.
- 1.2 The Contractor must also state the rate(s) per m<sup>2</sup> used to achieve their lump sum for comparison purposes.
- 1.3 The Contractor is deemed to have priced in accordance with current codes of practice, good standards of workmanship, with particular reference to NHBC "Buildmark" clauses S14 and clauses referred to therein and Local Authority requirements.
- 1.4 Contractors are to satisfy themselves that the materials used are of satisfactory quality and have not deteriorated due to site storage as failure resulting from either bad workmanship or faulty materials will be the responsibility of the Contractor. The Contractor shall either make good the defects at his own expense or reimburse the cost of employing an alternative Contractor to carry out such works should the awarded Contractor fail in his contractual responsibilities.
- 1.5 On completion all rooms including loft space should be left clean and free from excess materials and all waste.

## **2 COVERAGE**

- 2.1 The insulation works shall cover the entire loft space, including: the gap between the first / last truss and the gable wall; all cables, pipes and ducting running across the surface of the loft space; unless there is a compelling reason, which must be notified to the Site Manager prior to leaving site.
- 2.2 All holes at ceiling drops for pipes and other services shall be sealed where practically possible using silicone sealant. Holes or gaps in the ceiling too large to fill must be notified to the Site Manager for the appropriate trade to return to complete any building work which should be completed prior to the commencement of loft insulation works.

### **3 LOFT INSULATION**

- 3.1 Insulation works laid above horizontal ceiling over all habitable areas.
- 3.2 Where overall insulation depth shown on the working drawings is 400mm, insulation must comprise 100mm laid between trusses overlaid with 2 x 150mm laid perpendicular.
- 3.3 Where overall insulation depth shown on the working drawings is 500mm, insulation must comprise 100mm laid between trusses overlaid with 2 x 200mm laid perpendicular.

### **4 VENTILATION**

- 4.1 Whilst the Loft Insulation is to extend into the eaves of the dwelling, the Contractor is to ensure that the air flow via the eaves rafter tray is not restricted.
- 4.2 Where there is a platform installed by others in the loft space, the Loft Insulation must be reduced in thickness locally to maintain a 50mm ventilation gap between top of insulation and the underside of the platform.

### **5 WASTE REMOVAL & CLEANING OUT**

- 5.1 The Contractor must ensure that waste from their work activities is minimised and materials are reused where practicable.
- 5.2 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.
- 5.3 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.
- 5.4 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.
- 5.5 We reserve the right to contra-charge the Contractor for the cost of excessive removal of their waste resulting from damage to materials in their care, plus an administration fee of 20%.



Barratt  
Redrow

## TRADE SPECIFICATION

### LOFT INSULATION

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:**

.....

**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 Q - 1 January 2025