

APPENDIX 1

Scope of Service Summary

The service is to include, but is not limited to:

- Mechanical and electrical services including:
- Heating, cooling and air conditioning
- Water supply and drainage systems
- Control systems
- Power, including standby power systems
- Lighting and re-lamping
- Lifts, hoists, cradles and man-safe systems
- Security and life systems
- Other items, for example, roller shutter doors and hatches
- Building fabric services including:
- External and internal structural elements
- Self-finished concrete panels
- External cladding
- Roofing (including environmentally friendly roofing)
- Fenestration
- External and internal doors
- Structural floors including raised access flooring
- Structural slabs including suspended ceilings
- Internal floor, wall and ceiling finishes
- Window blinds
- Stairways
- Balustrades
- Man-safe systems
- Hard and soft landscaping including metal gates and fences
- Other elements, for example, locksmith services

Statutory tests, inspections and/or monitoring including:

- Water hygiene monitoring
- Air quality monitoring
- Portable appliance testing
- Emissions testing
- Gas safety testing

- Emergency light testing
- Periodic electrical test and inspection remedial works
- Management of asbestos plan
- Building regulations compliance
- Ad-hoc environmental testing